



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JULY 24, 2003

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:45 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN RICHARD TRUESDELL, MEMBERS CRAIG GALATI, BYRON GOYNES, STEVEN EVANS, LAURA McSWAIN AND TODD NIGRO

EXCUSED: VICE CHAIRMAN STEPHEN QUINN and MEMBER TODD NIGRO

STAFF PRESENT:

DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., EDDIE DICHTER - PLANNING & DEVELOPMENT DEPT., DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, DIANA DAVIS – CITY CLERK'S OFFICE, DEENY ARAUJO – CITY CLERK'S OFFICE

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, listed each of the items below and noting those items that were requested to be held in abeyance or withdrawn without prejudice.

Item 10 [ZON-1962] and Item 11 [SDR-1964]

At the previous meeting, a number of issues pertaining to the Site Plan were addressed. MR. CLAPSADDLE referenced the protests that were received and remarked that a number of the signatures represented residents who reside outside of the notification area, including such districts as Henderson and Mesquite. Additionally, MR. CLAPSADDLE indicated that staff has documentation from Clark County relating to the initial public hearings that were held making this property available for a school.

Item 14 [MSP-2019]

MR. CLAPSADDLE stated that this Master Sign Plan has been held three times. In the interim, the applicant has made significant changes prompting staff to change their recommendation from denial to approval.

Item 34 [GPA-2570] Item 35 [ZON-2573], Item 36 [VAR-2578], and Item 37 [SDR-2580]

As of 7/23/2003, staff received a revised plan showing a total of 40 lots proposed for this development. Due to the lateness of the submittal, staff was unable to review the revised plan Inasmuch as quite a number of protests were received, MR. CLAPSADDLE explained that in order to perform a thorough review and make the appropriate recommendations, these items may be held in abeyance. A second option would be to bring the items forward based on the Site Plan and the backup information provided. A third alternative would be to hear the General Plan Amendment and hold in abeyance the

City of Las Vegas

related items.

PLANNING COMMISSION MEETING OF JULY 24, 2003

Planning and Development Department

Briefing

MINUTES – Continued:

Item 87 [TMP-2517]

Because the applicant is requesting a waiver of the street standards, this item was pulled from the Consent Agenda and will be held as a discussion item.

CONDITION CHANGES:

DAVID GUERRA, Public Works Department, indicated there would be condition changes for Item 53 [SDR-2534] and Item 74 [SDR-2558] and the revisions would be addressed when the items come forward for discussion.

ADDITIONAL COMMENTS:

COMMISSIONER GALATI asked for clarification on sign heights regarding the sign located on Cheyenne; MR. CLAPSADDLE provided that information.

With regard to Item 13 [SDR-1986], MR. CLAPSADDLE explained that the item would be Withdrawn Without Prejudice as the applicant did not submit a Site Plan as directed at a previous meeting. Consequently, the applicant will need to submit a new application.

MEETING ADJOURNED AT 5:57 p.m.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JULY 24, 2003

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL.

CALL TO ORDER: 6:11 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, CRAIG GALATI, BYRON GOYNES, AND LAURA McSWAIN

EXCUSED: VICE CHAIRMAN STEPHEN QUINN AND TODD NIGRO

STAFF PRESENT:

ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., EDDIE DICHTER - PLANNING & DEVELOPMENT DEPT., ANDY REED - PLANNING & DEVELOPMENT DEPT., DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, DIANA DAVIS - CITY CLERK'S OFFICE, DEENY ARAUJO - CITY CLERK'S OFFICE

(6:11)



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 24, 2003

SUBJECT:

Approval of the minutes of the June 26, 2003 Planning Commission Meeting

MOTION:

GALATI - APPROVED – UNANIMOUS with TRUESEDELL abstaining as he was not present at the 6/26/2003 Planning Commission meeting and QUINN and NIGRO excused

MINUTES:

There was no discussion.

(6:13)

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AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 24, 2003

CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 24, 2003

CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2553 - RACEL/ CIMARRON - RICHMOND AMERICAN HOMES OF NEVADA, INC. - Request for a Tentative Map FOR A 59-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.04 acres adjacent to the southeast corner of Cimarron Road and Racel Street (APN: 125-09-801-001), R-E (Residence Estates) Zone under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED Items 1-2 and 4-9 subject to conditions – UNANIMOUS with McSWAIN abstaining on Items 1 and 7 as her firm is presently under contract with the applicants, TRUESDELL abstaining on Item 8 as his firm is currently under contract with the applicant and QUINN and NIGRO excused

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

COMMISSIONER GALATI asked for Item 3 [TMP-2555] to be pulled forward for discussion.

(6:50 – 6:52)

PLANNING COMMISSION MEETING OF JULY 24, 2003

Planning and Development Department

Item 1 – TMP-2553

CONDITIONS:

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (ZON-1766), Site Plan Review (SDR-1767) and all other subsequent site-related actions.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.
5. All perimeter walls shall be constructed of decorative block, with 20% contrasting materials as required by the Planning and Development Department.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
8. All development shall conform to the any additional requirements as set forth by the Clark County Health District.

Public Works

9. In accordance with Zoning Action ZON-1766 this site shall dedicate 40 feet for Racel Street however, construction of improvements shall match those of the Stone Mountain project to the east.
10. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 1 – TMP-2553

CONDITIONS - Continued:

11. Landscape and maintain all unimproved right-of-way on Racel Street adjacent to this site.
12. Submit an Encroachment Agreement for all landscaping and private improvements located in the Racel Street public right-of-way adjacent to this site prior to occupancy of this site.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2554 - ELKHORN GRAND CANYON UNIT 4 - L M LAS VEGAS, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 41-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 12.77 acres adjacent to the southwest corner of Severance Lane and Tee Pee Lane (APN: 125-18-801-012, 017, 018, 019, 020, 125-18-810-039, 040, 041, 042, 043, 044, 045, 125-18-811-012, 013 and 014), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-1 (Single-Family Residential), Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED Items 1-2 and 4-9 subject to conditions – **UNANIMOUS** with **McSWAIN** abstaining on Items 1 and 7 as her firm is presently under contract with the applicants, **TRUESDELL** abstaining on Item 8 as his firm is currently under contract with the applicant and **QUINN** and **NIGRO** excused

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:50 – 6:52)

1-524

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 2 – TMP-2554

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (ZON-2252), Special Use Permit (SUP-2253), Variance (VAR-2254) and all other subsequent site-related actions.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate step backs.
5. All perimeter walls shall be made of decorative block, with 20% contrasting materials as required by the Planning and Development Department.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
8. All development shall conform to the any additional requirements as set forth by the Clark County Health District.

Public Works

9. Landscape and maintain all unimproved right-of-way adjacent to this site.
10. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to issuance of any permits or occupancy of this site.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 2 – TMP-2554

CONDITIONS - Continued:

11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2555 - DAY DAWN ESTATES UNIT 3 - DAY STAR VENTURES, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 14-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.62 acres adjacent to the northwest corner of Ahey Road and Buffalo Drive (APN:138-09-601-009), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre], Ward 4 (Brown).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED subject to conditions – UNANIMOUS with QUINN and NIGRO excused

This is final action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

LORA DREJA, 2727 South Rainbow Boulevard, appeared on behalf of the applicant.

COMMISSIONER GALATI asked the applicant to agree, for the record, with the conditions. She concurred. COMMISSIONER GALATI referenced a previous applicant who had agreed to the

conditions but to date has not complied with them. He emphasized that the conditions were established because the location is a sensitive site

(6:52 – 6:55)

1-594

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 3 – TMP-2555

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (ZON-1323) and Site Plan Review (SDR-1324) and all other subsequent site-related actions.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.
5. All perimeter walls shall be constructed of decorative block, with 20% contrasting materials as required by the Planning and Development Department.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
8. All development shall conform to the any additional requirements as set forth by the Clark County Health District.

Public Works

9. Dedicate, obtain dedication or obtain necessary easements to terminate Ahey Road in a circular cul-de-sac acceptable to the Department of Public Works. Such right-of-way or easements shall be provided prior to or concurrent with the submittal for a Final Map for this site.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 3 – TMP-2555

CONDITIONS – Continued:

10. Petition of Vacation VAC-1231, VAC-1320 and VAC-1321 shall record prior to the recordation of any Final Maps for this site. If either of these Vacations are not recorded this Tentative Map shall be voided and a new site development plan must be submitted that acknowledges the development of the existing right-of-way.
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2493 - SUNRIDGE APARTMENTS, LIMITED PARTNERSHIP - Request for an Extension of Time of an approved Site Development Plan Review [Z-0110-97(1)] WHICH ALLOWED A PROPOSED 140-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 9.35 acres adjacent to the south side of the Northern Beltway and approximately 825 feet west of North Decatur Boulevard (APN: 125-25-501-010), R-E (Residential Estates) under Resolution of Intent to R-PD15 (Residential Planned Development - 15 Units Per Acre), Ward 6 (Mack).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED Items 1-2 and 4-9 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Items 1 and 7 as her firm is presently under contract with the applicants, TRUESDELL abstaining on Item 8 as his firm is currently under contract with the applicant and QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:50 – 6:52)

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 4 – EOT-2493

CONDITIONS:

Planning and Development

1. This Extension of Time shall expire on June 29, 2005.
2. Conformance to the conditions of approval for Rezoning (Z-0110-97), Site Development Plan Review [Z-0110-97(1)] and all site-related actions, as required by the Planning and Development Department and Department of Public Works.
3. If this extension is not exercised, the related Rezoning case (Z-0110-97) shall require an Extension of Time review.
4. Conformance to Code standards pertaining to residential adjacency standards must be demonstrated prior to issuance of any building permits on this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2504 - JAMES E. STROH, ARCHITECT, INC. ON BEHALF OF DECATUR III LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Rezoning (Z-0018-01) FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) on 3.6 acres adjacent to the south side of the northern Beltway alignment, approximately 630 feet west of North Decatur Boulevard (a portion of APN: 125-25-601-022), PROPOSED USE: COMMERCIAL CENTER, Ward 6 (Mack).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED Items 1-2 and 4-9 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Items 1 and 7 as her firm is presently under contract with the applicants, TRUESDELL abstaining on Item 8 as his firm is currently under contract with the applicant and QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:50 – 6:52)

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 5 – EOT-2504

CONDITIONS:

Planning and Development

1. This Extension of Time shall expire on July 5, 2005.
2. Conformance to the conditions of approval for Rezoning (Z-0018-01) and all other site-related actions, as required by the Planning and Development Department and Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2502 - JAMES E. STROH, ARCHITECT, INC. ON BEHALF OF DECATUR III, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Site Development Plan Review [(Z-0018-01(1), Z-0109-97(1), Z-0110-97(2))] WHICH ALLOWED A PROPOSED 262,640 SQUARE FOOT RETAIL COMMERCIAL DEVELOPMENT on 27.6 acres on the south side of the northern Beltway alignment, west of Decatur Boulevard (APN: 125-25-601-022 and 023), R-E (Residential Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED Items 1-2 and 4-9 subject to conditions – **UNANIMOUS** with **McSWAIN** abstaining on Items 1 and 7 as her firm is presently under contract with the applicants, **TRUESDELL** abstaining on Item 8 as his firm is currently under contract with the applicant and **QUINN** and **NIGRO** excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:50 – 6:52)

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 6 – EOT-2502

CONDITIONS:

Planning and Development

1. This Extension of Time shall expire on July 5, 2005.
2. Conformance to all applicable conditions of approval for Rezoning (Z-0109-97) and (Z-0018-01), Site Development Plan Review [Z-0018-01(1), Z109-97(1), Z0110-97(2)] and all other site-related actions, as required by the Planning and Development Department and Department of Public Works.
3. If this is Extension not exercised the related Rezoning case (Z-0109-97) shall require an Extension of Time Review.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2525 - CENTEX HOMES - Request for an Extension of Time of an approved Tentative Map (TM-0030-98) WHICH ALLOWED A 288-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 76.7 acres adjacent to the northeast corner of Cimarron Road and Grand Teton Drive (APN: 125-09-801-014), U (Undeveloped) Zone [L (Low Density) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Ward 6 (Mack)

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED Items 1-2 and 4-9 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Items 1 and 7 as her firm is presently under contract with the applicants, TRUESDELL abstaining on Item 8 as his firm is currently under contract with the applicant and QUINN and NIGRO excused

This is final action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:50 – 6:52)

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 7 – EOT-2525

CONDITIONS:

Planning and Development

1. The Tentative Map shall expire on March 21, 2004 unless a Final Map is recorded on all or a portion of the area depicted on the Tentative Map.
2. The applicant shall complete the construction of the portion of the equestrian trail along the north side of Grand Teton Drive that is adjacent to the subject site.
3. Conformance to all previous Conditions of Approval for the Stone Mountain Tentative Map (TM-0030-98), Rezoning (Z-0008-98), and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2529 - GERALD GARAPICH, AIA, LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit (U-0011-00) WHICH ALLOWED A PROPOSED TAVERN IN CONJUNCTION WITH AN APPROVED RESTAURANT (THE LODGE) adjacent to the northeast corner of Grand Teton Drive and Durango Drive (a portion of APN: 125-09-401-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

IF APPROVED: C.C.: 8/20/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED Items 1-2 and 4-9 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Items 1 and 7 as her firm is presently under contract with the applicants, TRUESDELL abstaining on Item 8 as his firm is currently under contract with the applicant and QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:50 – 6:52)

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 8 – EOT-2529

CONDITIONS:

Planning and Development

1. This Extension of Time shall expire on June 21, 2004.
2. Compliance with all Conditions of Approval of the original Special Use Permit (U-0011-00).

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ANX-2556 - JERRY AND BRIDGETT SCOTT - Petition to annex property generally located on the east side of Smith Street, 650 feet south of Lake Mead Boulevard, containing approximately 0.45 acres, (APN: 138-24-304-005), Ward 5 (Weekly).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM.

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED Items 1-2 and 4-9 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Items 1 and 7 as her firm is presently under contract with the applicants, TRUESDELL abstaining on Item 8 as his firm is currently under contract with the applicant and QUINN and NIGRO excused

This item will be forwarded to the City Council in Ordinance Form.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:50 – 6:52)

1-524

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - ZON-1962 - CLARK COUNTY SCHOOL DISTRICT - Request for a Rezoning FROM: U (Undeveloped) Zone [PF (Public Facility) General Plan Designation] TO: C-V (Civic) Zone on 40 acres adjacent to the southeast corner of Grand Teton Drive and Buffalo Drive (APN: 125-15-101-002), PROPOSED USE: HIGH SCHOOL, Ward 6 (Mack).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

258

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Letter of Protest from Preservation Assn. of Clark County
5. Submitted at meeting: Aerial maps of available vacant land
6. Submitted at meeting: Letter of Protest from Sierra Club, Southern Nevada Group
7. Submitted at meeting: Clark County School District Proposed High School Time Line

MOTION:

EVANS – DENIED – UNANIMOUS WITH QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003, Not to be Heard before 4:00 P.M.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the Zoning Request along with the Site Development Plan Review were held in abeyance from the last for renotification of the public hearing.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 10 – ZON-1962

MINUTES – Continued:

MR. CLAPSADDLE remarked that an in-depth presentation was given at the prior meeting and stated that all discussion would be incorporated into the record. Additionally, the zoning packet includes documentation obtained from Clark County relative to the date that the subject property was identified as a public facility for a school. It also details the date of recordation when the property was initially purchased. MR. CLAPSADDLE accounted for 19 protests being received since the last meeting and prior to this evening's meeting, an estimated 215 protests were received in the form of a petition. He noted that a number of persons living outside of the notification area had signed the petition.

Briefly addressing the Site Development Plan Review, MR. CLAPSADDLE stated that the student population was estimated at 2700. If enrollment exceeds that estimate, staff recommends by condition that an aboveground parking facility be required. In later discussion, MR. LE CROIX stated that the School District disputes the parking structure requirement should enrollment increase. MR. CLAPSADDLE stated that the zoning does conform to the General Plan and staff recommends approval of both the Rezoning Request and the Site Development Plan Review subject to conditions.

MATT LE CROIX, 4212 Eucalyptus Annex, appeared on behalf of the Clark County School District (CCSD). In addition, CAROL BAILEY, Clark County School District Site Planner; BILL SNYDER, JOHN RAPPELL and COLIN HOGAN, Designers; Civil Engineer CLAYTON NELSON, Traffic Engineer RANDY CARROLL; and DAVE MCINFROE, Lighting Engineer, were available to answer questions.

MR. LE CROIX provided a lengthy summation of the School District's plans for construction of 88 new schools within the Valley over the next eight years. In addition to new construction, a number of existing schools will be rehabbed. MR. LE CROIX stated that the School District systematically builds prototype schools in order maximize taxpayer dollars. Using the overhead, he displayed master plans and pointed out the recently constructed schools as well as those currently under construction. He noted the applicable years of completion or the anticipated dates for completion. MR. LECROIX also provided statistical data on the population growth in various areas throughout the Valley.

Moving on to the project site, MR. LE CROIX stated that the initial contact was made with the GILCREASE FAMILY in late 2000. Subsequently, notification was sent out to the public regarding potential school sites. At that time, the School District determined that it would be advantageous to annex to the City to eliminate the process requiring County approval.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 10 – ZON-1962

MINUTES – Continued:

COLIN HOGAN, Architect, 10700 Huntington Hills Drive, provided the statistical data on the configuration of the proposed school. Using the overhead, he pointed out the location of the student and faculty parking areas, the bus loading zones, the football stadium and the sports fields. Referring to the building structure, he explained that it is linearly situated in an easterly and westerly direction to take full advantage of natural daylight and reduce energy costs. He also discussed the placement and intensities of the light fixtures. As MR. HOGAN discussed the various layouts, COMMISSIONER GALATI asked if the adjacent homeowners were given an opportunity to participate in the early planning stages. MR. HOGAN replied that the entire process was only taken up the Clark County School District. He added that as a result of the previous Planning Commission meeting, the comments of the surrounding property owners were considered. He felt the School District had adequately addressed all concerns.

MR. LE CROIX came forward and stated that CCSO is confident that the proposed school will not have any detrimental affect on the Gilcrease Orchards, since there would be adequate buffering between the School and the Orchard. COMMISSIONER GOYNES questioned whether the School District had addressed the issue of environmental infringement to the Orchard and the Rural life style of the area because of the use of pesticides and the impact of carbon monoxide,.

During the Public Hearing segment, numerous comments were made, singularly or on behalf of large groups of residents, opposing the proposed high school and chastising the School District for defying the Planning Commission's direction to redesign the project to make it compatible to the rural life style of the area. Speakers quoted Title 30 which defines compatibility as an enhancement of the neighborhood and maintaining the rural aspect of the area. They vigorously opposed the project because of its adverse affect on the Orchard, the Bird Preserve, and all the farm animals. There were several speakers who recalled the Planning Commission's direction to the School District, not only to redesign the site, but also to accommodate the residents and incorporate their comments, concerns and suggestions as they revised their Site Plan.

Inasmuch as the majority of residents are not opposed to a school on the subject site, many felt that the School District could have looked to alternative sites; in light of the numerous complaints and objections voiced at the previous meeting. One woman ultimately compiled and submitted geographical information system maps to show various available vacant lands.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 10 – ZON-1962

MINUTES – Continued:

Listed below are the names and addresses of all speakers who came forward to express their concerns: PHILIPPE JARAMILLO, 7480 Grassy Field Court; PHILLIP JARAMILLO, 7480 Grassy Field Court; RON WICKLIFFE, 7629 Donald Nelson Avenue; CHRIS FECHER, 7501 Bachelors Button Drive; LIZ OLSEN, 300 North Bradley Road; TOM LOBECK 7355 Ackerman Avenue; PAUL SZMANSKY, 7725 North Rainbow Boulevard; PATRICIA GORLICK, 7444 Grassy Field Court; ROBERT RAMAGE, 7450 Real Quiet Drive; SANDRA TAYLOR, (No address given); UNIDENTIFIED SPEAKER; RANDY LUNSFORD, 2051 North Torrey Pines Drive; CHARLES GORLICK, 7444 Grassy Field Court; AUDREY JARRETT, 7460 Grassy Field Court; PHILLIP JARRETT, 7460 Grassy Field Court; GREGG MARSCHIK, 7487 Grassy Field Court; CHRIS JARRETT, 7460 Grassy Field Court; CODY (No last name or address given); UNIDENTIFIED SPEAKER; TODD FARLOW, 240 North 19th Street; SHARON LINSENBARDT, 7280 West Grand Teton Drive; DIANE BAIRD, 8075 North Tenaya Way; TERESA MALONE, (No address given); RHONDA LANGAGER, 7221 Bachelors Button Drive; and SAMANTHA DUSSEY, 4434 North Lake Drive, Arizona.

MR. LE CROIX, stepped forward to rebut several of the comments. He gave details of the programs instituted for the Magnet Schools. In reference to alternate sites, he stated that CCSO did contact the State regarding the availability of land.

COMMISSIONER GALATI inquired as to the design time frame for the High School. BILL SNYDER, Architect, explained that design plans began two years ago, taking into account the curriculum needs yet designed with no site specific. MR. LE CROIX concurred with MR. SNYDER'S remarks and added that siting a planned school takes place at the last possible moment to ensure accurate information is obtained. COMMISSIONER GALATI emphasized the Planning Commission's position and its efforts to ensure priority consideration is given to the community because it affects their quality of life. He expressed disappointment with projects that are not community-driven or lack the initiative to include the very people affected by new developments, whether it be the private sector or the public entities. COMMISSIONER GALATI finalized by stating that he could not support this project. He strongly supports education, but this project is not compatible with the surrounding area and lacks sensitivity to the surrounding area.

COMMISSIONER EVANS spoke on the volume of increased traffic. He agreed with the need for adequate schools but questioned whether this is the right location for this particular school. He reiterated once again, as pointed out by others, the fact that the School District failed to comply with the Commission's request to develop a different concept. He expressed his disappointment that the School District chose to reject the wishes of both the Planning Commission and the community.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 10 – ZON-1962

MINUTES – Continued:

COMMISSIONER McSWAIN expressed similar concerns to those of her colleagues and stressed the importance of holding community meetings and encouraging dialogue from the residents, later taking that information back to the School District to be included as part of the overall process. COMMISSIONER McSWAIN remarked that it appears the community may perceive the School District's position as bullying and condescending. She stated that she objected to the School District's negative responses to several of the concerns and ideas presented during the public hearing.

COMMISSIONER GOYNES requested clarification of the seating arrangement for the ballfields. He was informed that stadium seating is not utilized for soccer games; and baseball and softball seating is located directly behind home plate. COMMISSIONER GOYNES, not wanting to be repetitious, concurred with his colleague's previous comments. He noted for the record that he would not support either the Rezoning or the Site Development Plan Review.

Responding to COMMISSIONER EVANS' inquiry with regard to identifying Bureau of Land Management (BLM) land for potential school sites, MR. LE CROIX concurred that there are instances when the School District can lease BLM lands for as little as a few hundred dollars. He questioned the feasibility of custom-designed schools. CHAIRMAN TRUESDELL replied that there are schools in Summerlin that are custom-designed. MR. LE CROIX stated that a two-story elementary school was designed for the downtown area in an effort to save taxpayers' money and maintain the compatibility of the neighborhood. However, he remarked that the cost factor would be tremendous if the School District custom designed every school.

CHAIRMAN TRUESDELL criticized the School District for ignoring the Planning Commission's direction to modify the Site Plan to ensure its compatibility to the surrounding community. He adamantly stated that the School District has wasted staff's time, the Commission's time and, just as important, the community's time.

There was no further discussion.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 10 – ZON-1962

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 10 [ZON-1962] and Item 11 [SDR-1964] was held under Item 10 [ZON-1962].

NOTE: CHAIRMAN TRUESDELL acknowledge the presence of MR. GILCREASE and thanked him for attending the meeting.

(6:56 – 9:24)

1-809/2-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - SDR-1964 - CLARK COUNTY SCHOOL DISTRICT - Request for a Site Development Plan Review FOR A PROPOSED 232,206 SQUARE FOOT HIGH SCHOOL on 40 acres adjacent to the southeast corner of Grand Teton Drive and Buffalo Drive (APN: 125-15-101-002), U (Undeveloped) Zone [PF (Public Facility) General Plan Designation], [PROPOSED: C-V (Civic) Zone], Ward 6 (Mack).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

257

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Letter of Protest from Preservation Assn. of Clark County
5. Submitted at meeting: Aerial maps of available vacant land
6. Submitted at meeting: Letter of Protest from Sierra Club, Southern Nevada Group
7. Submitted at meeting: Clark County School District Proposed High School Time Line

MOTION:

EVANS – DENIED – UNANIMOUS with QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003, Not to be Heard before 4:00 P.M.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no further discussion.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 11 – SDR-1964

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 10 [ZON-1962] and Item 11 [SDR-1964] was held under Item 10 [ZON-1962].

(6:56 – 9:24)

1-809/2-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - GPA-2497 - CITY OF LAS VEGAS - Request to amend the City of Las Vegas Downtown Development Plan Map (Map 9) of the Las Vegas Redevelopment Plan to consolidate all categories and to make certain changes especially from Industrial to Commercial and from Industrial to Mixed Use for properties bounded by Charleston Boulevard to the north, Third Street to the east, Commerce Street to the west and Colorado Street to the south, Wards 1 (Moncrief), 3 (Reese) and 5 (Weekly).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

GALATI – APPROVED – UNANIMOUS with QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

NOTE: CHAIRMAN TRUESDELL disclosed that he owns property adjacent to one of the boundary streets, and inasmuch as there would be no affect on his property he would be voting on this item.

NOTE: ROBERT GENZER, Director of Planning and Development Department, disclosed that property owned by his wife and mother-in-law is located within the area of this plan; however no significant changes are being made other than reducing the number of designations. He stated that he has been involved in the process.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 12 – GPA-2497

MOTION – Continued:

NOTE: COMMISSIONER GALATI disclosed that he has two proposals out for projects in this area but has not spoken to either of the landowners regarding the amendment nor would there be any impact and therefore he would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Deputy Director, Planning and Development Department, explained that this request covers properties located within Wards 1, 3 and 5. She briefly summarized that the existing map within the Redevelopment Plan contains 32 subcategories grouped together. The proposal is to consolidate those 32 subcategories into four distinct categories. She further explained that the color-code map will indicate the following categories: Mixed-use, Commercial, Industrial and Public Facilities; Public Facilities being only those properties that are owned by a public agency or used for public/private uses such as cemeteries. She noted that the proposal was presented to the Arts District Neighborhood Association, CCDC and the various departments of the City. In response to a question by DEPUTY CITY ATTORNEY BRYAN SCOTT, MS. WHEELER explained that the action mainly addresses reducing the number of categories.

MS. WHEELER also explained that only the area south of Charleston has been changed to Commercial or Mixed-Use from Industrial. She noted that there will be a consolidation in the Enterprise Park to the Industrial category of the General Plan designation which corresponds to the Commercial Business Park.

COMMISSIONER McSWAIN questioned whether or not residential is allowed within the Commercial Zoning. MS. WHEELER explained that in the Mixed-Use area, all of the residential and commercial uses are allowed. In the Commercial Zoning, commercial with residential is allowed but there cannot be only residential. Likewise, if you have Residential Zoning within the Mixed-Use, you may have residential and may add commercial but there cannot be only commercial.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:37 – 9:44)

2-585

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SDR-1986 - JUDIE COLLINS-WARBURTON, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 68,421 SQUARE FOOT OFFICE PARK DEVELOPMENT on 9.39 acres adjacent to the northwest corner of Ann Road and Balsam Street (APN: 125-27-802-002, 003, 004, 005, 008, 009, 012 and 014), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [Proposed: O (Office) General Plan Designation] and R-E (Residence Estates) Zone, Ward 6 (Mack).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS with QUINN and NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated staff has received a letter from the applicant requesting Withdrawal Without Prejudice.

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 13 – SDR-1986

MINUTES – Continued:

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:15 – 6:10)

1-40

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - MSP-2019 - CONQUISTADOR PLAZA, LIMITED LIABILITY COMPANY - Request for a Master Sign Plan FOR CONQUISTADOR PLAZA adjacent to the northwest corner of Cheyenne Avenue, and Metro Academy Way (APN: 138-07-411-002, 003, 005 and 006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown)

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions and Amending Condition 1 as follows:

1. The Monument Sign shall be limited to a maximum height of 12 feet *and six feet eight inches wide.*

– UNANIMOUS with QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant has been working with staff to revise the proposed sign for this particular piece of property. The applicant submitted a revised plan depicting a sign 10 feet tall by 6 feet 8 inches wide. MR. CLAPSADDLE

noted that Condition 1 states that the monument sign may not exceed 12 feet in height and that it would need to be changed to 10 feet to match the submitted plan.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 14 – MSP-2019

MINUTES – Continued:

TINA HAIG, 1010 Stephanie Street, represented the applicant and stated that she would prefer having the 12 feet maximum height mainly for visibility purposes.

MR. CLAPSADDLE stated that staff was concerned that the higher the sign is, there is the probability that it may also become wider. Staff had no objection to the 12-foot height if the width remained the same. MS. HAIG agreed to maintain the sign width at six feet eight inches.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:44 – 9:48)

2-826

CONDITIONS:

Planning and Development

1. The Monument Sign shall be limited to a maximum height of 12 feet.
2. All signage shall have proper permits obtained through the Building and Safety Department.
3. The Monument sign shall be setback a minimum of five feet from any public right-of-way. In addition, the sign shall be set back from any driveway or street intersection so as not to create a sight restriction.
4. Illumination of the monument sign shall comply with Title 19.14.070 Residential Protection Standards.

Public Works

5. Site development to comply with all applicable conditions of approval for Site Development Plan Review Z-95-98(5) and all other subsequent site-related actions.
6. Signs shall not be located within existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SUP-2203 - ZYGMUNT AMARETTI ON BEHALF OF DENNIS B. HANCOCK, JR. - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MAJOR (A-1 BRAKE & CARBURETOR SHOP) AND WAIVERS OF THE STANDARD CONDITIONS TO ALLOW REPAIR AND SERVICE WORK OUTSIDE OF A COMPLETELY ENCLOSED BUILDING, TO ALLOW OUTDOOR HOISTS, AND TO NOT SCREEN DISABLED OR WRECKED VEHICLES FROM SURROUNDING PROPERTIES AND ADJOINING STREETS at 2101 Fremont Street (APN:139-35-804-004), C-2 (General Commercial) Zone, Ward 3 (Reese).

IF APPROVED: C.C.: 8/20/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions and adding the following conditions:

- *This Special Use Permit shall be reviewed in one (1) year by the Planning Commission and City Council. The applicant shall be responsible for notification costs of the review.*
 - *Two outdoor hoists are permitted as depicted on the site plan. Outdoor repair and services are limited to work completed on the outdoor hoists.*
- UNANIMOUS with QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 15 – SUP-2203

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this application was held in an effort to continue work on the site plan inasmuch as the applicant does not meet the base conditions of approval and has requested several waivers. One issue concerns the prohibition of outside hoists. Secondly, the west property line does not meet the standards. Lastly, there is no screening of the disabled or wrecked vehicles from the surrounding properties.

GARY GRAY, 706 Bracken Avenue, appeared on behalf of DENNIS HANCOCK, the applicant. MR. GRAY explained that MR. HANCOCK is agreeable to screening his property as conditioned upon approval of his application. He further explained that when MR. HANCOCK acquired this property, the outside hoists were already in place, having been utilized by the previous owner who operated an auto repair shop for 25 years. MR. GRAY went on to explain that the majority of the auto body repair will be accomplished within the shop, but occasionally there is a need to use the lifts.

TODD FARLOW, 240 North 19th Street, remarked that he knows of an auto repair shop near his residence that has basically the same setup as MR. HANCOCK. That shop performs the majority of the light repairs outside and the major repairs within the building. He also remarked that MR. HANCOCK'S operation may have an adverse impact on residents living in the adjacent apartment units. MR. GRAY responded that no objections were received when the City sent out notifications.

DENNIS. HANCOCK, 7981 Cadenza Lane, explained that he previously operated his business in the County and has since moved his operation to this property which he leases. Addressing MR. CLAPSADDLE'S comments regarding code enforcement violations, MR. HANCOCK explained that the citations were probably issued for the previous owner. MR. CLAPSADDLE emphasized that the main reason the application is being heard by the Planning Commission is that MR. HANCOCK does not meet the base conditions of approval.

ROBERT GENZER, Director of Planning and Development Department, verified that Special Use Permits are not permanent and cease within a certain period of time.

MR. HANCOCK agreed to conclude the screening of the fence within thirty days.

There was no further discussion.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 15 – SUP-2203

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:48 – 10:13)

2-952

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Add slats to the existing chain link fence along the west side of the property or provide some other acceptable screening material so that the disabled or wrecked vehicles are screened from the adjacent street.
3. All City Code requirements and design standards of all City departments must be satisfied, except as amended by this approval.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SUP-2329 - KSH ENTERPRISES, INC. ON BEHALF OF BECKER INVESTMENTS COMPANY, LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A THE SALE OF PACKAGE LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE (ALLSTAR MINIMART) at 2339 North Jones Boulevard (APN: 138-24-101-001), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 8/20/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – DENIED – UNANIMOUS with McSWAIN abstaining as her firm is doing work for the BECKERS and QUINN and NIGRO excused

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this application was held in abeyance because the applicant was out of town. MR. CLAPSADDLE briefly described this application

DAVE CROSBY, along with GEORGE SHAWSHANI, shareholder and Officer and Director of KSH Enterprises, represented this application.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 16 – SUP-2329

MINUTES – Continued:

MR. CROSBY explained that MR. SHAWSHANI plans to provide additional services to existing patrons by making available packaged liquor for off-premise consumption. He asked for approval of this request.

TODD FARLOW, 240 North 19th, criticized the signage on the premises as well as the lack of landscaping.

COMMISSIONER EVANS asked for clarification of the request. MR. CLAPSADDLE explained that the application is for packaged liquor. MR. CROSBY remarked that it is possible for the Commission to use their discretion in approving a use permit for the sale of packaged liquor in a convenience store. COMMISSIONER GOYNES noted that there is an existing tavern located nearby and felt that the area is saturated with liquor sales.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:13 – 10:23)

2-1931

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-2513 - CITY OF LAS VEGAS - Request to amend portions of the Southwest Sector Map
FROM: ML (Medium-Low Density Residential) TO: GC (General Commercial) and O (Office) on
the north side of Vegas Drive, approximately 510 feet east of Rancho Drive (APN: 139-20-411-010
and 139-20-411-011), Ward 5 (Weekly).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends this item be TABLED.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report (Not Applicable)

MOTION:

GALATI – TABLED – UNANIMOUS with QUINN and NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this item will be tabled in order to do a renotification.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 17 – GPA-2513

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 18 [ZON-2515].

(6:20 – 6:21)

1-80

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2515 - CITY OF LAS VEGAS - Request for a Rezoning FROM: C-2 (General Commercial), and R-E (Residence Estates) TO: O (Office), R-3 (Medium Density Residential) and U (Undeveloped) on the north side of Vegas Drive, approximately 510 feet east of Rancho Drive (APN: 139-20-411-009, 010, 011, and 014), Ward 5 (Weekly).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends this item be TABLED.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report (Not Applicable)

MOTION:

GALATI – TABLED – UNANIMOUS with QUINN and NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this item will be tabled in order to do a renotification.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 18 – ZON-2515

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 17 [GPA-2513].

(6:20 – 6:21)

1-80

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-2516 - CITY OF LAS VEGAS - Request to amend portions of the Centennial Hills Sector Plan Map FROM: GC (General Commercial), SC (Service Commercial) and DR (Desert Rural) TO: GC (General Commercial), O (Office), SC (Service Commercial), PF (Public Facility), and DR (Desert Rural) on property located on, or in close proximity to, both sides of Rancho Drive from Cheyenne Avenue to Gowan Road (APN: 138-12-301-002, 003, 004, 013, 014, 016, 138-12-315-006, 008, 009, 010, 138-12-710-002, 003, 041, 042, 043, 047,048, 049, 050, 052, 053, 059, 138-12-810-011, 019, 039, and 040), Ward 6 (Mack).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

GALATI – ABEYANCE TO 8/28/2003 Planning Commission meeting – UNANIMOUS with QUINN and NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

ANDY REED, Planning and Development Department, briefly summarized this application stating that the area known as the Rancho Corridor was previously under the jurisdiction of the County and all portions were designated as C-2. By legislation, the properties and their classifications were transferred to the City which affected the subsequent adoption of Sector Maps in 1992. As directed by the City

Council, staff reviewed the General Plan designations and zoning classifications and recommended the appropriate amendments. Staff's recommendation is for approval of this request.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 19 – GPA-2516

MINUTES – Continued:

Regarding the Rezoning Request, this application will be compatible with the adjacent land uses and zoning districts. Staff recommended approval of the Rezoning Request.

ATTORNEY SCOTT EATON, 300 South 4th Street, appeared on behalf of the Moore Family Trust, one of the property owners, and acknowledged support of the General Plan amendments as they pertain to their properties.

ED GOBEL, 3017 Quiet Breeze Court, spoke on behalf of LINDA WEST-MYERS, who was unable to attend due to an injury. As representatives of the Northwest Area Residents Associations (NARA), the 20/20 Master Plan Committee and Charter Members of the Citizens Advisory Board for Ward 6, MR. GOBEL relayed that none of the proposed changes were ever explained or presented to the Advisory Board. CHAIRMAN TRUESDELL confirmed that a meeting was held on December 12, 2002 as required for General Plan amendments. MR. REED, for the record, affirmed that a meeting was indeed conducted with very little discussion from participants. He recalled that a representative from the Northwest Citizens Association was present and was encouraged to contact staff; however, the individual did not contact staff. He further explained that the notification procedure entails notification to everyone located within 750 feet of the subject area. Additionally, the Department of Neighborhood Services notifies all affected neighborhood associations. MR. GOBEL refuted MR. REED'S comments, stating notification was never done. In closing, MR. GOBEL invited everyone to the festivities celebrating the 50th anniversary of the end of the Korean War.

DEBRA HOEHN, 3413 Thom Boulevard, expressed her confusion and stated that her neighborhood is very rural. She opposed any conversion from residential to commercial and remarked that there are businesses that were previously converted that now stand vacant. CHAIRMAN TRUESDELL explained the intent of the rezoning and noted that C-2 allows automotive uses, car lots, etc. Adjacent properties are zoned R-E. These zoning designations are incompatible. To resolve this, the designation was changed to Office with a number of restrictions replacing the C-2 and modifying the R-E. MS. HOEHN inquired whether the recommended zone changes could be designated by lot.

JOHN ALEXANDER, 5200 Ricky Road, opposed some of the recommended changes contained in the current General Plan.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 19 – GPA-2516

MINUTES – Continued:

LAWRENCE LaPENTA, 3369 Thom Boulevard, understood the need to redesignate to ensure consistency. MR. LaPENTA asked what the City policy is governing parcels that are split when one portion is R-E and whether that parcel can be entirely R-E. MR. LaPENTA complained about a property owner that operates a salvage yard. He stated that Neighborhood Services was made aware of the circumstances yet the owner continues to circumvent the system. ROBERT GENZER, Director of Planning and Development Department, stated that staff would follow up on the situation.

MIKE MALONE, 3660 Thom Boulevard, representing NARA, reiterated like a previous speaker, that they were never notified of any neighborhood meetings, with the exception of the notification for this Planning Commission meeting.

MR. GENZER commented that staff would have no problem holding this item in abeyance. He reiterated that a number of meetings were held and public notifications were sent to the individual property owners and published in the local newspapers

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 19 [GPA-2516] and Item 20 [ZON-2526] was held under Item 19 [GPA-2516].

(10:28 – 10:57)
2-2561

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2526 - CITY OF LAS VEGAS - Request for a Rezoning FROM: C-2 (General Commercial) and R-E (Residence Estates) TO: C-2 (General Commercial), C-1 (Limited Commercial), N-S (Neighborhood Services), O (Office), C-V (Civic), and R-E (Residence Estates) on property located on, or in close proximity to, both sides of Rancho Drive from Cheyenne Avenue to Gowan Road, (APN: 138-12-710-001, 002, 003, 004, 041, 042, 043, 044, 047, 048, 049, 050, 053, 059, 138-12-810-010, 011, 016, 039, and 040) Ward 6 (Mack).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

4

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

GALATI – ABEYANCE TO 8/28/2003 Planning Commission meeting – UNANIMOUS with QUINN and NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 19 [GPA-2516] and Item 20 [ZON-2526] was held under Item 19 [GPA-2516].

(10:28 – 10:57)

2-2561

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 24, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-2528 - CITY OF LAS VEGAS - Request to amend portions of the Centennial Hills Sector Plan Map FROM: SC (Service Commercial) TO: GC (General Commercial) on the northwest corner of Jones Boulevard and Rancho Drive (APN: 138-02-803-001, 138-11-502-003, and 138-12-110-049), Ward 6 (Mack).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

GOYNES – DENIED – Motion for Approval failed due to the lack of the required super majority, which is tantamount to a Denial, with McSWAIN voting No and QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

ANDY REED, Planning and Development Department, noted that this site has a C-2 zoning classification and is adjacent to multi-family. Staff determined this request to be appropriate and has recommended approval. Questioned by COMMISSIONER McSWAIN, MR. REED also stated that it was at the City Council's direction that the designation of C-2 remain prompting staff to ensure that the General Plan was in compliance.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 21 – GPA-2528

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:57 – 11:00)

3-310

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-2549 - SHIRON CORPORATION - Request to amend a portion of Map 3 of the Centennial Hills Sector Plan FROM: R (Rural Density Residential) TO: TC (Town Center) on 0.94 acres adjacent to the northwest corner of Monte Cristo Way and West Centennial Parkway (APN: 125-22-407-008), Ward 6 (Mack).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

McSWAIN – APPROVED – UNANIMOUS with QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, explained that the applicant has requested a number of changes in order to develop the property in accordance with the Town Center standards. Regarding GPA-2549, the designation needs to be changed to TC (Town Center) to be compatible with the surrounding properties. Additionally, the applicant plans to vacate Monte Cristo Way by modifying the trail alignment and moving the trail to run along Pioneer Way. The applicant plans to incorporate that portion into a larger development. A portion of Map 4 of the Centennial Hills Sector Plan will require redesignation to SX-TC in order to be consistent with the surrounding properties. The

property is also required to be rezoned to T-C (Town Center) in order to be developed per the Town Center Standards.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 22 – GPA 2549

MINUTES – Continued:

KIMANH LE, 951 Katena Drive, appeared on behalf of the applicant and concurred with staff recommendations. She submitted a revised site plan illustrating the proposed development.

TODD FARLOW, 240 North 19th Street, asked the applicant to point out the location of the trails.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 22 [GPA-2549], Item 23 [GPA-2550], Item 24 [GPA-2551], Item 25 [ZON-2548], and Item 26 [VAC-2552] was held under Item 22 [GPA-2549].

(11:00 – 11:10)

3-418

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-2550 - SHIRON CORPORATION - Request to amend the Master Plan Transportation Trails Element Map No. 6 TO RELOCATE A MULTI-USE TRAIL FROM MONTE CRISTO WAY TO PIONEER WAY, BETWEEN DARLING ROAD AND WEST CENTENNIAL PARKWAY, Ward 6 (Mack).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

McSWAIN – APPROVED – UNANIMOUS with QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 22 [GPA-2549], Item 23 [GPA-2550], Item 24 [GPA-2551], Item 25 [ZON-2548], and Item 26 [VAC-2552] was held under Item 22 [GPA-2549].

(11:00 – 11:10)

3-418

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-2551 - SHIRON CORPORATION - Request to amend a portion of Map 4 of the Centennial Hills Sector Plan FROM: Undesignated Clark County TO: SX-TC (Suburban Mixed-Use Town Center) on 0.94 acres adjacent to the northwest corner of Monte Cristo Way and West Centennial Parkway (APN: 125-22-407-008), Ward 6 (Mack).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

McSWAIN – APPROVED – UNANIMOUS with QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 22 [GPA-2549], Item 23 [GPA-2550], Item 24 [GPA-2551], Item 25 [ZON-2548], and Item 26 [VAC-2552] was held under Item 22 [GPA-2549].

(11:00 – 11:10)

3-418

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2548 - SHIRON CORPORATION - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: T-C (Town Center) on 0.94 acres adjacent to the northwest corner of Monte Cristo Way and West Centennial Parkway (APN: 125-22-407-008), [PROPOSED: SX-TC (Suburban Mixed Use-Town Center) General Plan Designation], Ward 6 (Mack).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 25 – ZON-2548

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 22 [GPA-2549], Item 23 [GPA-2550], Item 24 [GPA-2551], Item 25 [ZON-2548], and Item 26 [VAC-2552] was held under Item 22 [GPA-2549].

(11:00 – 11:10)

3-418

CONDITIONS:

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

2. Construct half-street improvements on Monte Cristo Way adjacent to this site concurrent with development of this site unless a Petition of Vacation, such as VAC-2552, to vacate Monte Cristo Way records prior to the issuance of any building or grading permits.
3. This site shall participate in the Special Improvement District 1476 - Towncenter Phase II NEQ for the construction of Centennial Parkway prior to the recordation a map subdividing this site or the issuance of any permits for this site.
4. Coordinate with the Collection Systems Planning section of the Department of Public Works to extend public sanitary sewer in Centennial Parkway to the west edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 25 – ZON-2548

CONDITIONS – Continued:

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-2552 - SHIRON CORPORATION - Request for a Petition to Vacate a portion of Monte Cristo Way generally located between Darling Road and Centennial Parkway, Ward 6 (Mack).

SET DATE: 8/06/03

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 26 – VAC-2552

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 22 [GPA-2549], Item 23 [GPA-2550], Item 24 [GPA-2551], Item 25 [ZON-2548], and Item 26 [VAC-2552] was held under Item 22 [GPA-2549].

(11:00 – 11:10)

3-418

CONDITIONS:

1. This Vacation Application shall be modified to retain an appropriate knuckle radius at the southeast corner of Darling Road and Monte Cristo Way. In addition, dedicate or obtain dedication of any additional area needed to complete a standard knuckle per Clark County Area Standard Drawing #211. Construction drawings for this intersection shall show improvement of the knuckle.
2. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required
5. All development shall be in conformance with code requirements and design standards of all City departments.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 26 – VAC-2552

CONDITIONS – Continued:

6. The Order of Vacation shall not be recorded until all conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
7. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-2559 - CITY OF LAS VEGAS - Request to amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural Density Residential) TO: PF (Public Facility) adjacent to the northwest corner of Bradley Road and Racel Street, (a portion of APN: 125-12-301-002), Ward 6 (Mack).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

GALATI – APPROVED – UNANIMOUS with QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, provided a brief summation of the three companion items explaining that the requested changes are consistent with the Master Plan Parks Element. The proposed neighborhood park/equestrian facility reflects the interests of the adjacent residents and is consistent with the rural density and character of the area. He noted that Phase I would be developed with a number of equestrian trails and pedestrian walking paths. Staff had no problems with the applications and recommended approval.

DAVID ROARK, Public Works Department, concurred with MR. DICHTER'S summarization.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 27 – GPA-2559

MINUTES – Continued:

MELISSA WILSON, 8300 North Bradley Road, appeared in support of these applications. She asked whether there are plans for a riding arena and if so, where it will be located. MR. ROARK stated that the proposed park is a recent venture with KB HOME and will include a school. Also, 25 acres on the southern portion of the property will be developed for residents who have horses. He clarified for MS. WILSON that the riding arena will be situated on the adjacent 40-acre property and not on the 25 acres currently being discussed.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 27 [GPA-2559], Item 28 [ZON-2600], and Item 29 SDR-2601 was held under Item 27 [GPA-2559].

(11:10 – 11:16)

3-728

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2600 - CITY OF LAS VEGAS - Request for a Rezoning FROM: R-E (Residence Estates)
TO: C-V (Civic) on 25 acres adjacent to the northwest corner of Bradley Road and Racel Street, (a
portion of APN: 125-12-301-002), Ward 6 (Mack).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

**GALATI – APPROVED subject to conditions – UNANIMOUS with QUINN and NIGRO
excused**

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 27 [GPA-2559], Item 28 [ZON-2600], and Item 29 SDR-2601 was
held under Item 27 [GPA-2559].

(11:10 – 11:16)
3-728

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 28 – ZON-2600

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-2559) to a PF (Public Facility) land use designation approved by the City Council.
2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate or provide easement rights of 40 feet for Horse Drive and 30 feet for Bradley Road adjacent to this site.
4. Construct half-street improvements including appropriate overpaving (if legally able) on Horse Drive and Bradley Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
5. A Traffic Impact Analysis or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings.
6. A Drainage Plan and Technical Drainage Study or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2601 - CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED PUBLIC PARK on 25 acres adjacent to the northwest corner of Bradley Road and Racel Street (a portion of APN: 125-12-301-002), R-E (Residence Estates) Zone [PROPOSED: C-V (Civic)], Ward 6 (Mack).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 27 [GPA-2559], Item 28 [ZON-2600], and Item 29 SDR-2601 was held under Item 27 [GPA-2559].

(11:10 – 11:16)

3-728

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 29 – SDR-2601

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-2600) to a C-V (Civic) Zoning District approved by the City Council.
2. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
3. Landscape islands shall be in accordance with the requirements of Title 19.
4. Landscape buffers shall be provided along the west and south property lines with trees spaced at a minimum of every 30 feet and a minimum of four-five gallon shrubs planted per tree.
5. Handicapped parking spaces shall be provided in the parking area in accordance with code requirements.
6. A Multi-Use trail shall be constructed along the west side of Bradley Road in accordance with the Transportation Trails Element of the General Plan.
7. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on any buildings. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All development shall be in conformance with the site plan, except as amended by conditions herein.
11. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 29 – SDR-2601

CONDITIONS - Continued:

Public Works

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
13. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2600 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2603 - CITY OF LAS VEGAS - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: C-V (Civic) on 20 acres adjacent to the west and east sides of Cliff Shadows Parkway, approximately 650 feet south of Alexander Road (a portion of APN: 137-12-101-008), Ward 4 (Brown).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as an agent at his firm owns property adjacent to the park site and QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

COMMISSIONER GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, explained that this area is located within the Lone Mountain West area and the proposed zoning is compatible, with the northern portion designated public facility and the southern portion, park/school open space and recreation area. This development will include parking for horse trailers and will have equestrian trails that will eventually tie in to the park development and the surrounding trail system.

DAVID ROARK, Public Works Department, explained that the City has entered into an agreement with a developer for the first phase, with the City subsequently developing the remainder five acres.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 30 – ZON-2603

MINUTES – Continued:

GARY LICKER, 2660 Magic Moon Lane, stated that in the year 2002 he received two special use permits, one for package liquor sales and the other for a tavern. He expressed concern as to whether or not there would be an adverse effects on his proposed establishment if the park is built before he completes his plans. DEPUTY CITY ATTORNEY BRYAN SCOTT clarified that he is allowed up to two years to complete his facility. If additional time is required, he can then come back for an extension of time.

TODD FARLOW, 240 North 19th Street, expressed his support of this project and commented that this is a nice development. He requested the name of the developer. MR. ROARK stated that the Focus Group would be doing the initial development.

No one appeared in opposition.

There was no further discussion.

COMMISSIONER GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 30 [ZON-2603] and Item 31 [SDR-2604] was held under Item 30 [ZON-2603].

(11:16 – 11:24)

3-965

CONDITIONS:

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

2. Dedicate or provide easement rights for Alexander Road adjacent to this site, including an offset cul-de-sac at the termination of Alexander Road.
3. Construct half-street improvements including appropriate overpaving, if legally able on Cliff Shadows Parkway and Alexander Road adjacent to this site, including the offset cul-de-sac concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 30 – ZON-2603

CONDITIONS – Continued:

4. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Division must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings.
5. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2604 - CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED PUBLIC PARK on 20 acres adjacent to the west and east sides of Cliff Shadows Parkway, approximately 650 feet south of Alexander Road (a portion of APN: 137-12-101-008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-V (Civic)], Ward 4 (Brown).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as an agent at his firm owns property adjacent to the park site and QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

COMMISSIONER GALATI declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 31 – SDR-2604

MINUTES – Continued:

COMMISSIONER GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 30 [ZON-2603] and Item 31 [SDR-2604] was held under Item 30 [ZON-2603].

(11:16 – 11:24)

3-965

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-2603) to a C-V (Civic) Zoning District approved by City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. A landscape plan must be submitted prior to or at the same time application is made for a building permit.
4. A landscape buffer in accordance with Title 19 standards or as approved by the Planning and Development Department shall be provided along the east property line that directly abuts future residential development.
5. Handicapped parking spaces shall be provided in accordance with code requirements.
6. Perimeter walls shall conform to the Lone Mountain West Master Plan standards.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on any buildings. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 31 – SDR-2604

CONDITIONS – Continued:

10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

11. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new driveways or modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222A.
12. Site development to comply with all applicable conditions of approval for ZON-2603 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2607 - CITY OF LAS VEGAS - Request for a Rezoning FROM: U (Undeveloped) [PR-OS (Park/Recreation/Open Space) General Plan Designation] TO: C-V (Civic) on 20 acres adjacent to the southeast corner of Hualapai Way and Gilcrease Avenue (a portion of APN: 125-18-201-010), Ward 6 (Mack).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – Motion carried with EVANS not voting and QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, stated that rezoning is appropriate and the parcel is designated a park site within the Grand Teton Village Master Plan..

DAVID ROARK, Public Works Department, explained that only the rezoning change is being requested as the final site plan has not been completed but will be forthcoming.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 32 – ZON-2607

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:22 – 11:24)

3-1204

CONDITIONS:

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission and City Council prior to the issuance of any permits, any site grading, and all development activity for the site.

Public Works

2. Dedicate or provide easement rights of 50 feet for Hualapai Way, 30 feet for Gilcrease Avenue, and 30 feet, including area for a knuckle, for Donald Nelson Avenue adjacent to this site.
3. Construct half-street improvements including appropriate overpaving, if legally able on all adjacent streets adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
4. If not already constructed, coordinate with the Collection Systems Planning section of the Department of Public Works to extend public sanitary sewer in Gilcrease Avenue to the west edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works.
5. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Division must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 32 – ZON-2607

CONDITIONS – Continued:

6. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2602 - CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED PUBLIC PARK on 22.5 acres adjacent to the northeast corner of Bradley Road and Whispering Sands Drive (a portion of APN: 125-13-501-004), R-E (Residence Estates) Zone under Resolution of Intent to C-V (Civic), Ward 6 (Mack).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – Motion carried with EVANS not voting and QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, explained that the property is designated C-V and is located near an existing school. A proposed fire station is planned for the northwest section of the site, and there is also a proposal for a park site. The master developer responsible for the development of Phase I will be KB HOME.

DAVID ROARK, Public Works Department, concurred with MR. DICHTER'S presentation and requested approval.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 33 – SDR-2602

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:24 – 11:27)

3-1273

CONDITIONS:

Planning and Development

1. A Multi-Use (Non-Equestrian) trail shall be constructed along the south side of Grand Teton Drive in accordance with the Transportation Trails element of the General Plan. A Multi-Use Equestrian trail shall be constructed along the east side of Bradley Road in accordance with the Recreation Trails element of the General Plan
2. Landscape islands shall be provided in the parking areas in accordance with the requirements of Title 19.
3. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
4. Trash enclosures shall be fully screened in views from the abutting streets. Trash enclosures shall include a roof.
5. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
6. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on any buildings. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
7. All development shall be in conformance with the site plan, except as amended by conditions herein.

8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 33 – SDR-2602

CONDITIONS – Continued:

9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

10. Construct adjacent offsite improvements concurrent with onsite development on Bradley Road, Whispering Sands Drive, and Grand Teton Drive.
11. Coordinate with the Collection Systems Planning section of the Department of Public Works to extend public sanitary sewer in Grand Teton Drive to the west edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-2570 - SF INVESTMENTS ON BEHALF OF MAS TRADING COMPANY - Request to amend a portion of the Southwest Sector of the General Plan FROM: R (Rural Density Residential) TO: L (Low Density Residential) on 10 acres located adjacent to the north and south sides of Peak Drive, approximately 630 feet east of Torrey Pines Drive (APN: 138-14-601-029, 138-14-601-030, 138-14-602-021, 138-14-701-001 and 002), Ward 5 (Weekly).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

113

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report
4. Submitted at meeting: Petition with signatures representing 90 residences.
5. Submitted at meeting: 35 Signed letters of protest

MOTION:

McSWAIN – DENIED – UNANIMOUS with QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that a revision to the site plan now shows 40 lots rather than the original 46 lots. He stated that with receipt of this revision, staff has not had adequate time to review it nor determine whether any conditions require modifications. He suggested three options. Because the revised plan for 40 lots was not reviewed, staff would be unable

to make any comments or recommendations. A second option would be to hold discussions on the 46-lot subdivision. Lastly, he suggested the

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 34 – GPA-2570

MINUTES – Continued:

Planning Commission discuss the merits of the land use plan change, holding the other three items after determining whether the low density is appropriate.

Responding to COMMISSIONER GALATI, MR. CLAPSADDLE explained that the applicant will still be required to have low density residential but would not need the R-PD5. He noted that there are still no open space accommodations. Based on COMMISSIONER GALATI'S recommendation to hear the GPA first, MR. CLAPSADDLE summarized the request pointing out the location of the project and stating that staff recommended approval of the low density designation because of the location of the school and the community center.

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and apologized for not submitting the revised site plan in a timely manner. She maintained that revisions were made based on comments and suggestions from the neighbors. ATTORNEY LAZOVICH'S presentation expressly touched on the applicant's request to change the designation to Low Density Residential in an effort to establish 3.6 to 5.5 units per acre. After meeting with the neighbors, the site plan was revised to reflect the reduction to 4 units per acre. Challenged by the issues expressed by the neighbors, the developer proposed all single homes bordering the north boundary line. Upon further review and based on the neighbors preference for a community of all single story homes, the developer agreed to develop an entire single-story residential community. In regard to the open space waiver, ATTORNEY LAZOVICH maintained that there is no adequate area within the development site to accommodate open space and maintained that Bunker Elementary School could provide the required open space. She stated that the applicant would be agreeable to an expenditure of \$130,000 in park contributions in lieu of providing the open space.

A number of speakers appeared in protest, many voicing their objections as listed below in condensed form. The speakers who appeared were: ALICE KUCKEZ, 2860 Mustang Street, DONNA GONZALES-VERA, 6224 Sespe Street, LORI TRIPLETT (no address given), JOHN HUNT, 5948 Madre Mesa Drive, PAUL LUM, 2850 North Bronco, KATHERINE BRANN, 2875 Maverick Street, KATHY BLACKHAM, 2870 Maverick Street, RANDALL TINDALL, Space 6251 Fort West Road, ANDREA CATMULL, 6220 Sespe Street, CHAD BLACKHAM, 2870 Maverick Street, and TODD FARLOW, 240 North 19th Street.

Throughout the entire discussion, the majority of residents repeatedly objected to the number of homes proposed for this site. One speaker stated that letters of protest were submitted prior to the Planning Commission meeting. An additional 34 letters were being submitted along with a petition containing 97

signatures. One speaker stated that in 1990 a proposal was made to change the designation from R-E to R-PD3, but it was denied. In 1993, a proposal for RD was denied.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 34 – GPA-2570

MINUTES – Continued:

Again in 1994 a request for R-PD2 was denied. Residents stood fast stating that they were promised this piece of property would always be zoned R-E. With regard to the request to waive the open space and in response to the applicant's statement that Bunker School would be an alternative, several residents affirmed that the school is closed and locked at the end of the school day. This makes it impossible for children to use the area for a playground. One resident concluded that the developer asked for the variance of the open space in order to build as many homes as possible and to make the most of their investment. That speaker also stated that the developer would gladly pay an agreed-upon amount in lieu of the open space rather than reduce the number of homes that can be built. One after another, speakers feared their property values would decrease. Although ATTORNEY LAZOVICH referenced the revised site plan and the applicant's intent to construct all homes as single-story, a number of speakers remained skeptical. They remarked that until the final site plan has been reviewed by staff, they would continue to oppose two-story residential as originally proposed by the applicant because it would be an invasion of their lifestyle. One individual questioned the developer's intent to deal with the drainage channel located on Peak Street and how the flood problem would be addressed. Because of the sizeable lots abutting the planned subdivision, there was much opposition to having three homes back up to the existing residences. The majority of opponents suggested that the development of half-acre lots would be consistent with the surrounding area.

ATTORNEY LAZOVICH, responding to a few of the comments, clarified for the record and for the benefit of the residents that the property owner acquired this property in July of 2003. This project is a new venture with a different property owner and developer. She emphasized that the revised site plan clearly indicates 40 homes, not 46 as originally requested. She additionally referred back to the Master Plan which allows up to 3.5 units per acre. With the developer's proposal for 40 homes, the condition that all homes be single-story would be acceptable/

COMMISSIONER GOYNES asked if the property owner would be acceptable to half-acre lots. ATTORNEY LAZOVICH stated she was unsure if that was every addressed. COMMISSIONER GOYNES also questioned whether the applicant had contacted the School District to determine whether share use was acceptable. ATTORNEY LAZOVICH replied they had not returned the call.

COMMISSIONER GALATI stated that although the Master Plan allows 3.5 units per acre, it does not necessarily mean a project would be compatible with the surrounding area. He remarked that he would not be in favor of the General Plan Amendment after analyzing staff's reasons for their recommendations.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 34 – GPA-2570

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 34 [GPA-2570], Item 35 [ZON-2573], Item 36 [VAR-2578], and Item 37 [SDR-2580] was held under Item 34 [GPA-2570].

MEETING RECESSED at 12:10 a.m.

(11:27 – 12:10)

3-1337/4-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2573 - SF INVESTMENTS ON BEHALF OF MAS TRADING COMPANY - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD5 (Residential Planned Development - 5 Units Per Acre) on 10.0 acres adjacent to the north and south sides of Peak Drive, approximately 630 feet east of Torrey Pines Drive (APN: 138-14-601-029, 138-14-601-030, 138-14-602-021, 138-14-701-001 and 002), Ward 5 (Weekly).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

111

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petition with signatures representing 90 residences.
5. Submitted at meeting: 35 Signed letters of protest

MOTION:

GOYNES – DENIED – UNANIMOUS with QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 35 – ZON-2573

MINUTES – Continued:

NOTE: All discussion for Item 34 [GPA-2570], Item 35 [ZON-2573], Item 36 [VAR-2578], and Item 37 [SDR-2580] was held under Item 34 [GPA-2570].

MEETING RECESSED at 12:10 a.m.

(11:27 – 12:10)

3-1337/4-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2578 - SF INVESTMENTS IN BEHALF OF MAS TRADING COMPANY - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 33,062 SQUARE FEET IS REQUIRED adjacent to the north and south sides of Peak Drive, approximately 630 feet east of Torrey Pines Drive (APN: 138-14-601-029, 138-14-601-030, 138-14-602-021, 138-14-701-001 and 002), R-E (Residence Estates) Zone [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 5 (Weekly).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

111

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petition with signatures representing 90 residences.
5. Submitted at meeting: 35 Signed letters of protest

MOTION:

GOYNES – DENIED – UNANIMOUS with QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 36 – VAR-2578

MINUTES – Continued:

NOTE: All discussion for Item 34 [GPA-2570], Item 35 [ZON-2573], Item 36 [VAR-2578], and Item 37 [SDR-2580] was held under Item 34 [GPA-2570].

MEETING RECESSED at 12:10 a.m.

(11:27 – 12:10)

3-1337/4-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2580 - SF INVESTMENTS ON BEHALF OF MAS TRADING COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 46-LOT SINGLE FAMILY DEVELOPMENT AND TO ALLOW 4.6 DWELLING UNITS PER ACRE WITHIN A 10.0 ACRE RURAL PRESERVATION NEIGHBORHOOD BUFFER WHERE 3.0 DWELLING UNITS PER ACRE IS PERMITTED adjacent to the north and south sides of Peak Drive, approximately 630 feet east of Torrey Pines Drive (APN: 138-14-601-029, 138-14-601-030, 138-14-602-021, 138-14-701-001 and 002), R-E (Residence Estates) Zone [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 5 (Weekly).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

114

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petition with signatures representing 90 residences.
5. Submitted at meeting: 35 Signed letters of protest

MOTION:

GOYNES – ABEYANCE to 8/28/2003 Planning Commission meeting - UNANIMOUS with QUINN and NIGRO excused

NOTE: A motion was made by COMMISSIONER GOYNES to follow staff recommendations for Denial. No vote was actually taken on the motion.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 37 – SDR-2580

MINUTES – Continued:

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 34 [GPA-2570], Item 35 [ZON-2573], Item 36 [VAR-2578], and Item 37 [SDR-2580] was held under Item 34 [GPA-2570].

MEETING RECESSED at 12:10 a.m.

(11:27 – 12:10)

3-1337/4-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-2572 - TOM FETT - Request to amend a portion of the Southwest Sector of the General Plan FROM: R (Rural Density Residential) TO: ML (Medium-Low Density Residential) on 1.08 acres adjacent to the north side of Smoke Ranch Road approximately 470-feet east of North Michael Way (APN: 138-13-801-068), Ward 5 (Weekly).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

GOYNES – APPROVED – UNANIMOUS with QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that there are six lots proposed for this infill site. Staff agreed that the change to Medium-Low Density Residential is appropriate and recommended approval. He stated that the RPN waiver is no longer required. Regarding the Site Development Plan Review, because there are seven lots but only six homes proposed, staff would require the applicant to come back to the Planning Commission for a site plan review once a determination has been made as to what is intended for the seventh lot.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 38 – GPA-2572

MINUTES – Continued:

SAM MARURICH, 6363 McLeod Road, appeared on behalf of the applicant and concurred with staff recommendations.

TODD FARLOW, 240 North 19th Street, asked whether the low density development to the west consisted of houses or condominiums. MR. CLAPSADDLE explained that those units are condominiums.

COMMISSIONER GOYNES asked if a site plan was available. MR. MARURICH presented the plan.

DAVID GUERRA, Public Works Department, stated that the applicant is in compliance with the cul-de-sac radius standards. He also clarified that the parcels to the north and the immediate east had no access to a public street; they have access easements.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 38 [GPA-2572], Item 39 [ZON-2574], and Item 40 [SDR-2577] was held under Item 38 [GPA-2572].

(12:27 – 12:34)

4-186

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2574 - TOM FETT - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD6 (Residential Planned Development - 6 Units Per Acre) on 1.08 acres adjacent to the north side of Smoke Ranch Road approximately 470 feet east of North Michael Way (APN: 138-13-801-068), Ward 5 (Weekly).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – **UNANIMOUS** with **QUINN** and **NIGRO** excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 39 – ZON-2574

MINUTES – Continued:

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 38 [GPA-2572], Item 39 [ZON-2574], and Item 40 [SDR-2577] was held under Item 38 [GPA-2572].

(12:27 – 12:34)

4-186

CONDITIONS:

Planning and Development

1. Approval of a General Plan Amendment to ML (Medium-Low Density Residential) (GPA-2572) by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review by the Planning Commission and City Council prior to the issuance of any permits or development activity on the site.

Public Works

4. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing offsite improvements damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 39 – ZON-2574

CONDITIONS – Continued:

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

6. Meet with the Flood Control Section of Public Works to determine appropriate elevations and drainage flow paths prior to the submittal of any construction drawings for this site.
7. Provide a copy of a recorded Access Easement/Agreement between this site and the adjoining parcel to the northeast prior to the issuance of any permits.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2577 - TOM FETT - Request for a Site Development Plan Review FOR A 6LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND FOR A WAIVER TO THE DENSITY REQUIREMENTS WITHIN A RURAL PRESERVATION NEIGHBORHOOD BUFFER on 1.08 acres adjacent to the north side of Smoke Ranch Road approximately 470 feet east of North Michael Way (APN:138-13-801-068), R-E (Residence Estates) Zone [PROPOSED: R-PD6 (Residential Planned Development – 6 Units Per Acre)], Ward 5 (Weekly).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions and removing the request for a Waiver – **UNANIMOUS** with QUINN and NIGRO excused.

To be heard by the City Council on 8/20/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 40 – SDR-2577

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 38 [GPA-2572], Item 39 [ZON-2574], and Item 40 [SDR-2577] was held under Item 38 [GPA-2572].

(12:27 – 12:34)

4-186

CONDITIONS:

Planning and Development

1. Approval of a General Plan Amendment to ML (Medium-Low Density) (GPA-2572) and a Rezoning to R-PD6 (ZON-2574) by the City Council.
2. Lot 7, identified as “future use to be determined” shall be subject to site development plan review prior to the issuance of permits for that portion of the property.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
5. The setbacks for this development shall be a minimum of 20 feet to the front of the garage and 15 feet to the front of the house as measured from the back of the sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, and 10 feet in the rear.
6. Houses will be limited to two-stories or 35 feet, whichever is less.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a minimum of three 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within the planter along Smoke Ranch Road.
8. Any proposed property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Perimeter wall heights shall be limited to an overall height of 8 feet including a combination retaining/screen wall without appropriate setbacks.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 40 – SDR-2577

CONDITIONS – Continued:

10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
15. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
16. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2577 and all other subsequent site-related actions.
18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 40 – SDR-2577

CONDITIONS – Continued:

19. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-2575 - THE CW GROUP ON BEHALF OF CENTENNIAL FAMILY PARTNERSHIP

- Request to amend a portion of the Centennial Hills Sector Plan FROM: ML (Medium-Low Density Residential) TO: O (Office) on 2.0 acres adjacent to the west side of Fort Apache Road, approximately 430-feet north of West Cheyenne Avenue (APN: 138-07-801-010), Ward 4 (Brown).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – DENIED – UNANIMOUS with QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, explained that the applicant proposed to change the General Plan from Medium-Low Density Residential to Office. Surrounding the subject property are additional ML properties and because of this, Staff does not feel the request is appropriate for this area. Having discussed this with the applicant, staff had recommended bringing in the corner parcel on Cheyenne and Fort Apache as O (Office) at the same time.

COMMISSIONER EVANS asked whether these applications are accompanied by a site plan. MR. DICHTER remarked that the applicant presented a proposed site plan; however, it was not officially submitted.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 41 – GPA-2575

MINUTES – Continued:

JIM CHILDS, 4014 Ali Baba Lane, Suite B, appeared on behalf of the applicant. He explained that a meeting was held, and those neighbors who attended supported this project. With regard to MR. GUERRA’S comments, he stated that the applicant did contact the property owner to the south, but they were not interested in submitting a joint application.

TODD FARLOW, 240 North 19th Street, commented that many people buy property based on the zoning. He stated that the support a few neighbors was not adequate.

COMMISSIONER GALATI felt this project would not be compatible with the surrounding area inasmuch as the corner property owner elected not to join parcels.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 41 [GPA-2575] and Item 42 [ZON-2576] was held under Item 41 [GPA-2575].

(12:34 –12:40)

4-410

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2576 - THE CW GROUP ON BEHALF OF CENTENNIAL FAMILY PARTNERSHIP

- Request for a Rezoning FROM: U (Undeveloped) [ML (Medium-Low Density Residential) General Plan Designation] TO: O (Office) [PROPOSED [O (Office) General Plan Designation] on 2.0 acres adjacent to the west side of Fort Apache Road, approximately 430-feet north of West Cheyenne Avenue (APN: 138-07-801-010), Ward 4 (Brown).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – DENIED – UNANIMOUS with QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 42 – ZON-2576

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 41 [GPA-2575] and Item 42 [ZON-2576] was held under Item 41 [GPA-2575].

(12:34 –12:40)

4-410

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-2596 - FLORENCE ENTERPRISES, LIMITED LIABILITY COMPANY - Request to amend a portion of the Southwest Sector of the General Plan FROM: SC (Service Commercial) and ML (Medium-Low Density Residential) TO: MLA (Medium-Low Attached Density Residential) on 4.83 acres adjacent to the west side of North Jones Boulevard, approximately 620 feet north of West Lake Mead Boulevard (APN: 138-23-601-007), Ward 6 (Mack).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

7

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

GOYNES – APPROVED – UNANIMOUS with QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, explained that the applicant has proposed to change the General Plan designation to MLA (Medium-Low Attached Density Residential) to accommodate 8.1 to 12 units per acre. With regard to ZON-2597, an R-PD12 (Residential Planned Development – 12 Units Per Acre) is proposed. MR. DICHTER stated that the surrounding properties are designated ML, so the proposed change could provide a good transition between the commercial development to the south and the higher density development to the east.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 43 – GPA-2596

MINUTES – Continued:

MR. DICHTER further explained that a management company will take charge of this entire development for 15 years and will maintain the grounds and landscaping for that period of time. At the expiration of the 15 years, the lots can be sold and a homeowners' association will take on the maintenance responsibilities. MR. DICHTER stated that staff's recommendation for denial of the Variance and the Site Development Plan Review was based on the lack of open space. He felt that the applicant could redesign the lot configuration or remove some lots in order to meet the open space requirements. Finally, he summarized the setback requirements.

SHARON BULLOCK, 2009 Alta Drive, appeared on behalf of the applicant and concurred with staff's recommendations for Items 43 and 44. Regarding Item 45, she asked that the Variance be approved with consideration given to the existing open space at the rear of the proposed homes.

TODD FARLOW, 240 North 19th Street, felt certain areas of the project were too dense and insisted that the applicant comply with the open space requirements.

JEANNIE GIBBS, 2201 Latitudes Court, opposed this project stating it will have an adverse affect on property values in the area. She also had concerns regarding egress and ingress as the site plan indicates Jones Boulevard as the only access in and out of the subdivision. She noted that Lake Mead and Jones is currently a high traffic area. She mentioned a previously proposed Senior Care Center, preferring that development to the current proposal.

MS. BULLOCK reiterated her statements regarding the open space and management of the grounds. She also advised that the two-story homes will be priced at \$175,000. CLIFF SINGLETON, also representing the applicant, explained that an existing eight-foot wall will provide adequate buffering between the proposed project and the existing neighbors. Because this is a tax-credit project, MS. BULLOCK stated it must be managed for 15 years. Responding to COMMISSIONER McSWAIN'S questions, MR. SINGLETON explained that this program was designed to assist first-time home buyers who could not afford a new home. By abiding by the regulations and maintaining their homes, they would qualify to purchase that home after the 15-year period.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 43 [GPA-2596], Item 44 [ZON-2597], Item 45 [VAR-2599], and Item 46 [SDR-2598] was held under Item 43 [GPA-2596].

(12:40 – 13:02)

4-607

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2597 - FLORENCE ENTERPRISES, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) and R-2 (Medium-Low Density Residential) TO: R-PD12 (Residential Planned Development - 12 Units Per Acre) on 4.83 acres adjacent to the west side of North Jones Boulevard, approximately 620 feet north of West Lake Mead Boulevard (APN: 138-23-601-007), Ward 6 (Mack).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no discussion.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 44 – ZON-2597

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 43 [GPA-2596], Item 44 [ZON-2597], Item 45 [VAR-2599], and Item 46 [SDR-2598] was held under Item 43 [GPA-2596].

(12:40 – 13:02)

4-607

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-2596) to a MLA (Medium Low Attached Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Construct all incomplete half-street improvements on Jones Boulevard adjacent to this site concurrent with development of this site.
5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased

compliance will be allowed if recommended by the approved Traffic Impact Analysis.
No recommendation of the

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 44 – ZON-2597

CONDITIONS – Continued:

approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2599 - FLORENCE ENTERPRISES, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW 0.53 ACRES OF OPEN SPACE WHERE 0.95 ACRES IS REQUIRED FOR A PROPOSED 58-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT adjacent to the west side of North Jones Boulevard, approximately 620 feet north of West Lake Mead Boulevard (APN: 138-23-601-007), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) and R-2 (Medium-Low Density Residential) [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre)], Ward 6 (Mack).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no discussion.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 45 – VAR-2599

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 43 [GPA-2596], Item 44 [ZON-2597], Item 45 [VAR-2599], and Item 46 [SDR-2598] was held under Item 43 [GPA-2596].

(12:40 – 13:02)

4-607

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-2597), and Site Development Plan Review (SDR-2398).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of \$73,181.09 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map, otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2598 - FLORENCE ENTERPRISES, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 58-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND A REDUCTION OF THE FRONT LANDSCAPE PLANTER on 4.83 acres adjacent to the west side of North Jones Boulevard, approximately 620 feet north of West Lake Mead Boulevard (APN: 138-23-601-007), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) and R-2 (Medium-Low Density Residential) [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre)], Ward 6 (Mack).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – **UNANIMOUS** with **QUINN** and **NIGRO** excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no discussion.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 46 – SDR-2598

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 43 [GPA-2596], Item 44 [ZON-2597], Item 45 [VAR-2599], and Item 46 [SDR-2598] was held under Item 43 [GPA-2596].

(12:40 – 13:02)

4-607

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-2596) to a MLA (Medium-Low Attached Density Residential) land use designation and a Rezoning (ZON-2597) to a R-PD12 (Residential Planned Development – 12 Units Per Acre) Zoning District, and a Variance (VAR-2599) for open space approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum lot size of 2,200 square feet and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be:

Min. Setbacks – Exterior Lots (Typical)

- Front = maximum of 5 Feet to the front of the garage and a minimum of 18 feet to the back of the carport as measured from back of sidewalk or from back of curb if no sidewalk is provided
- Side = 0 Feet on one side and 10 Feet on the other side with 5 Feet to the trellis
- Rear = 8 Feet

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 46 – SDR-2598

CONDITIONS – Continued:

Min. Setbacks– Exterior Lots (Knuckle Lots)

- Front = minimum of 18 feet to the front of house/garage/carport as measured from back of sidewalk or from back of curb if no sidewalk is provided
- Side = 0 Feet on one side and 5 Feet on the other side to the house with 5 Feet to the trellis
- Rear = 8 Feet

Min. Setbacks – Interior Lots (including corner lots)

- Front = maximum of 5 Feet to the front of the garage and a minimum of 18 feet to the back of the carport as measured from back of sidewalk or from back of curb if no sidewalk is provided
- Side= 0 Feet on one side and 10 Feet on the other side with 5 Feet to the trellis
- Corner = 10 Feet with 5 Feet to the trellis
- Rear = 4 Feet

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map to reflect all perimeter landscaping to conform to the Las Vegas Urban Design Guidelines and Standards. The landscape planter shall include minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
7. The trellis structure located over the front door entry shall not be enclosed for additional living space.
8. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. Air conditioning units shall not be mounted on rooftops.

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 46 – SDR-2598

CONDITIONS – Continued:

12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate stepbacks.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and overall layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. The entrance shall be designed, located and constructed in accordance with Standard Drawing #222A. This site as designed cannot be gated.
16. This site must be designed with knuckles that meet current City of Las Vegas standards unless a deviation from standards is approved by the City Engineer prior to submittal of a Tentative Map.
17. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. Site development to comply with all applicable conditions of approval for ZON-2597 and all other subsequent site-related actions.
19. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-2628 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL -

Request to amend a portion of the Southwest Sector of the General Plan FROM: R (Rural Density Residential) TO: M (Medium Density Residential) on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), Ward 5 (Weekly).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the August 14, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

GALATI – ABEYANCE TO 8/14/2003 Planning Commission meeting – UNANIMOUS with QUINN and NIGRO excused

NOTE: CHAIRMAN TRUESDELL disclosed that he had previously abstained on these items, but would be voting on the abeyance.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant has requested these items be held in abeyance to the 8/14/2003 Planning Commission meeting. The

applicant submitted a revised site plan and two weeks is ample time for staff to review it. MR. CLAPSADDLE stated for the record that all of the items will be renoticed.

GEORGE GEKAKIS, 2655 South Rainbow Boulevard, confirmed his request for abeyance.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 47 – GPA-2628

MINUTES – Continued:

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 47 [GPA-2628], Item 48 [ZON-2629], Item 49 [VAR-2630], and Item 50 [SDR-2637] was held under Item 47 [GPA-2628].

(6:21 – 6:22)

1-100

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2629 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL -

Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [Proposed: M (Medium Density Residential) General Plan Designation] and R-E (Residence Estates) TO: R-PD10 (Residential Planned Development - 10 Units Per Acre) on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), Ward 5 (Weekly).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the August 14, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE TO 8/14/2003 Planning Commission meeting – UNANIMOUS with QUINN and NIGRO excused

NOTE: CHAIRMAN TRUESDELL disclosed that he had previously abstained on these items, but would be voting on the abeyance.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 48 – ZON-2629

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 47 [GPA-2628], Item 48 [ZON-2629], Item 49 [VAR-2630], and Item 50 [SDR-2637] was held under Item 47 [GPA-2628].

(6:21 – 6:22)

1-100

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2630 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL -

Request for a Variance TO ALLOW ZERO SQAURE FEET OF OPEN SPACE WHERE 62,880 SQAURE FEET IS REQUIRED FOR A PROPOSED 80 LOT SINGLE FAMILY DEVELOPMENT AND FOUR (4) DUPLEX UNITS adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [PROPOSED: M (Medium Density Residential) General Plan Designation] and R-E (Residence Estates) Zones [PROPOSED: R-PD10 (Residential Planned Development - 10 Units Per Acre)], Ward 5 (Weekly).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the August 14, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE TO 8/14/2003 Planning Commission meeting – UNANIMOUS with QUINN and NIGRO excused

NOTE: CHAIRMAN TRUESDELL disclosed that he had previously abstained on these items, but would be voting on the abeyance.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 49 – VAR-2630

MINUTES – Continued:

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 47 [GPA-2628], Item 48 [ZON-2629], Item 49 [VAR-2630], and Item 50 [SDR-2637] was held under Item 47 [GPA-2628].

(6:21 – 6:22)

1-100

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2637 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL -
Request for a Site Development Plan Review FOR A PROPOSED 80 LOT SINGLE FAMILY DEVELOPMENT AND FOUR (4) DUPLEX UNITS; AND A WAIVER TO THE DENSITY REQUIREMENTS WITHIN A RURAL PRESERVATION NEIGHBORHOOD BUFFER on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [PROPOSED: M (Medium Density Residential) General Plan Designation] and R-E (Residence Estates) Zones [PROPOSED: R-PD10 (Residential Planned Development - 10 Units Per Acre)], Ward 5 (Weekly).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the August 14, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE TO 8/14/2003 Planning Commission meeting – UNANIMOUS with QUINN and NIGRO excused

NOTE: CHAIRMAN TRUESDELL disclosed that he had previously abstained on these items, but would be voting on the abeyance.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 50 – SDR-2637

MINUTES – Continued:

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 47 [GPA-2628], Item 48 [ZON-2629], Item 49 [VAR-2630], and Item 50 [SDR-2637] was held under Item 47 [GPA-2628].

(6:21 – 6:22)

1-100

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-2633 - COTTONWOOD CREEK APARTMENTS, LIMITED LIABILITY COMPANY - Request to amend a portion of the Centennial Hills Sector Plan FROM: PCD (Planned Community Development) TO: M (Medium Density Residential) on the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-006, 007, and 008), Ward 4 (Brown)

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

144

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the August 28, 2003 Planning Commission meeting..

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to the 9/11/2003 Planning Commission meeting – UNANIMOUS with QUINN and NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that the applicant has requested an abeyance to the 9/11/2003 Planning Commission meeting in order to hold the required neighborhood meeting for the General Plan Amendment. This will allow the General Plan Amendment to be heard with the zoning application and the site plan review.

NEIL DEXTER, 2775 South Jones Boulevard, agreed with MR. CLAPSADDLE'S explanation.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 51 – GPA-2633

MINUTES – Continued:

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:22 – 6:24)

1-152

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

MOD-2533 - BLUE SAGE PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF BUREAU OF LAND MANAGEMENT - Request for a Major Modification to the Lone Mountain Master Plan to change the land use Designation FROM: Planned Community Development TO: Multi-Family Medium on 11.06 acres adjacent to the southwest corner of Alexander Road and Hualapai Way (APN:137-12-501-009 and a portion of 138-07-103-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

45

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after Final Agenda: Petition of Opposition with 47 signatures
5. Submitted at meeting: Petition of Opposition representing 10 property owners

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 52 – MOD-2533

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, explained that the applicant is requesting a change of the land use designation to Multi-Family Medium Density Residential which will permit 12.1 to 18 units per acre. An adjacent parcel is similarly designated and therefore, staff feels the modification to the Lone Mountain Master Plan would be compatible in this area. MR. DICHTER stated that three-story structures are allowed; however, staff has recommended a condition to limit all buildings to two stories. The applicant is providing adequate parking and has requested a waiver of some of the landscaping. Because the applicant added additional trees within the landscaped areas, staff has no problem with the requested landscaping waiver. MR. DICHTER noted that a trail alignment is proposed on the east side of the development but the exact location of which side of the street has not been determined. Staff added a condition to address that issue.

ATTORNEY MARK FIORENTINO, 3800 Howard Hughes Parkway, and CALVIN CHAMPLIN, appeared on behalf of the applicant. They concurred with MR. DICHTER'S presentation and acknowledged receipt of a revised condition from the Public Works Department.

BETH SPREITZER, 10416 Smokemont Court, appeared in opposition to the proposed development and objected to its high density. She submitted for the record an opposition petition containing ten signatures.

TODD FARLOW, 240 North 19th Street, stated that the elevations are not exciting. He wanted to ensure that the bike trails are situated on the south side Alexander Road.

ATTORNEY FIORENTINO indicated on the overhead and explained the applicant's proposed extension. The property is situated adjacent to a project currently under construction by the same developer.

COMMISSIONER GALATI felt the density of the area should be monitored to avoid incompatibility issues with the surrounding area.

There was no further discussion.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 52 – MOD—2533

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 52 [MOD-2533] and Item 53 [SDR-2534] was held under Item 52 [MOD-2533].

(13:02 – 13:13)

4-1367

CONDITIONS:

Planning and Development

1. A Site Development Plan Review (SDR-2534) shall be approved by the City Council at a Public Hearing
2. Conformance to the Lone Mountain Master Plan, except as amended by this request.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2534 - BLUE SAGE PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF BUREAU OF LAND MANAGEMENT - Request for a Site Development Plan Review FOR A PROPOSED 192-UNIT APARTMENT COMPLEX AND A REDUCTION IN THE AMOUNT OF PARKING LOT LANDSCAPING on 11.06 acres adjacent to the southwest corner of Alexander Road and Hualapai Way (APN: 137-12-501-009 and a portion of 138-07-103-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

45

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after Final Agenda: Petition of Opposition with 47 signatures
5. Submitted at meeting: Petition of Opposition representing 10 property owners

MOTION:

McSWAIN – APPROVED subject to conditions and Amending Condition 18 by deleting the second paragraph relating to the allowance of an alternative. – **UNANIMOUS** with **QUINN** and **NIGRO** excused

To be heard by the City Council on 8/20/2003

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 53 – SDR-2534

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 52 [MOD-2533] and Item 53 [SDR-2534] was held under Item 52 [MOD-2533].

(13:02 – 13:13)

4-1367

CONDITIONS:

Planning and Development

1. A Major Modification (MOD-2533) to the Lone Mountain Master Plan to a Multi-Family Medium land use designation approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The standards for this development shall include the following: minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
4. amended by conditions herein.
5. The site plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a tentative map, to reflect the required amount of handicap parking spaces.
6. The applicant shall meet with Planning and Development Department staff, prior to the time application is made for a building permit, to determine the trail alignment along the eastern portion of the subject site.

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 53 – SDR-2534

CONDITIONS - Continued:

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. The wall shall adhere to the standards as listed in the Lone Mountain Master Plan.
12. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Meet with the Right-of-Way section of the Department of Public Works to determine the remaining rights-of-way to be dedicated or vacated prior to the issuance of any building or grading permits for this site. Additional right-of-way dedications per 201.1 and 234.1 will be required unless specifically annotated as not required by the update to the master Traffic Impact Analysis.

16. Construct half-street improvements including appropriate overpaving, if legally able on Alexander Road and Hualapai Way adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 53 – SDR-2534

CONDITIONS - Continued:

17. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entries, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
18. An update to the master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

19. Landscape and maintain all unimproved rights-of-way on Alexander Road and Hualapai Way adjacent to this site.
20. Submit an Encroachment Agreement for all landscaping and private improvements located in the Alexander Road and Hualapai Way public rights-of-way adjacent to this site prior to occupancy of this site.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 53 – SDR-2534

CONDITIONS - Continued:

21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2560 - CHERNG FAMILY TRUST ON BEHALF OF REBEL OIL COMPANY, INC.

- Request for a Rezoning FROM: R-1 (Single Family Residential) TO: C-1 (Limited Commercial) on .95 acres adjacent to the northeast corner of North Lamb Boulevard and East Bonanza Road, (APN: 140-29-401-003), Ward 3 (Reese).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as Rebel Oil Company is one of her firm’s vendors and QUINN and NIGRO excused.

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the original zoning of C-1 expired in 1995; which is the reason the applicant is back before the Planning Commission. He mentioned that the Site Plan Review is not scheduled to come before the Planning Commission as long as it conforms to all provisions of the Code.

EDWARD ROBLEE, 131 West Boise Place, Chandler, Arizona, appeared on behalf of the applicant and agreed with MR. CLAPSADDLE'S presentation.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 54 – ZON-2560

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, made reference to another Rebel Oil project and wondered why this application could not have similar elevations. MR. ROBLEE explained that the applicant is purchasing the property from Rebel Oil Company.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(13:13 – 13:18)

4-1827

CONDITIONS:

Planning and Development

1. A Site Development Plan Review shall be approved prior to issuance of any permits, any site grading, and all development activity for the site.
2. A Resolution of Intent with a two-year time limit.

Public Works

3. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
4. Construct all incomplete half-street improvements on Bonanza Road adjacent to this site concurrent with development of this site.
5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
6. Provide a copy of a recorded Joint Access and Parking Agreement between this site and the adjoining parcel to the east prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 54 – ZON-2560

CONDITIONS – Continued:

7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

8. Meet with the Flood Control Section of Public Works to determine appropriate elevations and drainage flow paths prior to the submittal of any construction drawings for this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2569 - BRAMBLE HOMES ON BEHALF OF ELLA MAE GORDON TRUST, ET AL - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 7.09 acres adjacent to the southwest corner of North Jones Boulevard and West Washburn Avenue (APN: 125-35-702-001 and 002), Ward 6 (Mack).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, briefly summarized the rezoning request and the Site Development Plan Review. He explained that the proposed subdivision meets all code standards and these applications are void of any waivers or variances. Based on these findings, staff has recommended approval on both requests.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 55 – ZON-2569

MINUTES – Continued:

PATRICK WARD, 2590 Lindell Road, appeared on behalf of the applicant and concurred with staff's recommendations.

JEFF RICE, 819 Spikenard Drive, Henderson, Nevada, advised that Washburn Avenue is projected to be a 30-foot wide right-of-way half street.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 55 [ZON-2569] and Item 56 [SDR-2568] was held under Item 55 [ZON-2569].

(13:18 – 13:21)
4-2010

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application (SDR-2568) approved by the Planning Commission and City Council prior to issuance of any permits, site grading, and all development activity for the site.

Public Works

3. Dedicate 30 feet of right-of-way adjacent to this site for Bronco Road, where such does not exist and a 15 foot radius on the southeast corner of Bronco Road and Washburn Road prior to the issuance of any permits.
4. construct all incomplete half-street improvements on Washburn Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 55 – ZON-2569

CONDITIONS – Continued:

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or

the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2568 - BRAMBLE HOMES ON BEHALF OF ELLA MAE GORDON TRUST, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 20-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 7.09 acres adjacent to the southwest corner of North Jones Boulevard and West Washburn Avenue (APN: 125-35-702-001 and 002), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: RPD3 (Residential Planned Development – 3 Units Per Acre)], Ward 6 (Mack).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 56 – SDR-2568

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 55 [ZON-2569] and Item 56 [SDR-2568] was held under Item 55 [ZON-2569].

(13:18 – 13:21)

4-2010

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-2569) to an R-PD3 Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. Building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 20 feet to the front of the house and garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 20 feet in the rear.
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. Air conditioning units shall not be mounted on rooftops
8. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate step backs.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 56 – SDR-2568

CONDITIONS - Continued:

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222A. We note that the proposed gated drive accessing Washburn Road does not appear to comply with this requirement; if gating is proposed it shall be redesigned prior to approval of the Tentative Map.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
17. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2569 and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 56 – SDR-2568

CONDITIONS - Continued:

19. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
20. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2581 - MAGNUM OPUS CORPORATION ON BEHALF OF LEAVITT DIXIE

AGENCY - Request for a Rezoning FROM: C-1 (Limited Commercial) TO: R-5 (Apartment) on 0.5 acres at 823 and 829 South 6th Street (APN: 139-34-410-204 and 205), Ward 5 (Weekly)

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

44

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report (Not Applicable)
4. Submitted at meeting: Packet of protest letters from 19 adjacent businesses and property owners

MOTION:

GOYNES – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS with QUINN and NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that staff has received a letter from the applicant requesting that all of the related items be withdrawn without prejudice.

The applicant was not present.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 57 – ZON-2581

MINUTES – Continued:

Having heard several of the speakers request the application be withdrawn with prejudice, DEPUTY CITY ATTORNEY BRYAN SCOTT clarified the difference between withdrawal with prejudice and withdrawal without prejudice. With prejudice means the applicant cannot bring the application back for one year. Without prejudice means the applicant can bring back the application at any time.

A number of citizens appeared in opposition, the majority requesting the application be withdrawn with prejudice. A packet of letters of protest from adjacent businesses and property owners was submitted for the record. Speakers expressed concerns that the proposed halfway house would pose a threat to the Las Vegas Academy and the John S. Park Elementary School, and an LDS Church as well as visiting tourists. One speaker explained that, at the time he purchased his property, he was confident the area would be greatly enhanced because of the City's plans for redevelopment. He stated there are alternative sites the applicant should consider that would be more compatible for the intended use. Speakers felt the applicant was being inconsiderate by withdrawing its application, knowing full well that many citizens adamantly opposed the proposed Halfway House. The majority of speakers, who own businesses within the area expressed concern for the safety of their staff as well as their clients.

The following individuals appeared in protest and expressed their concerns: MARK FIERO, 803 South 6th Street, JOHN MOMOT, 707 South 6th Street; MARIA PEREZ, Attorney with the Law Firm of Frances Ann Fine, appeared in protest and asked that the application be withdrawn with prejudice; FRANCES ANN FINE, 619 South 6th Street; BRIAN LAWRENCE, 1001 Los Palms Entradas; MARK BOGDANOVICH, 720 South 7th; representing the Ward Family Trust; and ED GOBEL, 3017 Quiet Breeze Court, President of the Nevada Veterans Association; DAVE THOMAS, 300 South 4th Street, representing the Law Firm of Barker Brown; and LANE KAY, 819 South 6th Street.

Because of continued comments recommending withdrawal with prejudice and to ensure everyone understood the applicant's position, COMMISSIONER GALATI explained that the applicant must submit a new application if this application is withdrawn with prejudice. Referring to past withdrawn applications, he surmised that those applications typically do not come back to the Planning Commission. Instead, in most cases, a totally different application is submitted. Inasmuch as COMMISSIONER McSWAIN agreed with COMMISSIONER GALATI and did not favor the proposed project, she felt the applicant should have been present to represent their request. Still unsure as to the appropriate action to take, COMMISSIONER McSWAIN questioned whether there is a solid reason why the Commissioners should not vote for withdrawal with prejudice. DEPUTY CITY ATTORNEY SCOTT replied that the logic behind voting either with or without prejudice

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 57 – ZON-2581

MINUTES – Continued:

would be a matter of fairness as far as the applicant's due process rights and the ability to make the proper adjustments to the project to appease the neighbors.

CHAIRMAN TRUESDELL stated that he, like his colleagues, was not in favor of this project.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 57 [ZON-2581], Item 58 [SUP-2584], and Item 59 [SDR-2583] was held under Item 57 [ZON-2581].

(6:24 – 6:41)

1-197

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2584 - MAGNUM OPUS CORPORATION ON BEHALF OF LEAVITT DIXIE AGENCY - Request for a Special Use Permit FOR A PROPOSED 12,962 SQUARE FOOT HALFWAY HOUSE, CRIMINAL TO BE LOCATED WITHIN EXISTING BUILDINGS at 823 and 829 South 6th Street (APN: 139-34-410-204 and 205), C-1 (Limited Commercial) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Weekly).

IF APPROVED: C.C.: 8/20/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

38

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS with QUINN and NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

The applicant was not present.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 57 [ZON-2581], Item 58 [SUP-2584], and Item 59 [SDR-2583] was held under Item 57 [ZON-2581].

(6:24 – 6:41)

1-197

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2583 - MAGNUM OPUS CORPORATION ON BEHALF OF LEAVITT DIXIE AGENCY - Request for a Site Development Plan Review FOR A PROPOSED 12,962 SQUARE FOOT, 126-BED, HALFWAY HOUSE, CRIMINAL TO BE LOCATED WITHIN EXISTING BUILDINGS on 0.5 acres at 823 and 829 South Sixth Street (APN: 139-34-410-204 and 205), C-1 (Limited Commercial) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Weekly).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

36

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after Final Agenda: Letter of Protest from John J. Momot

MOTION:

GOYNES – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS with QUINN and NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

The applicant was not present.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 57 [ZON-2581], Item 58 [SUP-2584], and Item 59 [SDR-2583] was held under Item 47 [ZON-2581].

(6:24 – 6:41)

1-197

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 24, 2003**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2496 - CONCORDIA HOMES - Request for a Variance TO ALLOW A 3-FOOT SIDE YARD SETBACK WHERE A 5-FOOT SETBACK IS THE MINIMUM REQUIRED FOR A PROPOSED SINGLE-FAMILY DWELLING at 8925 Footstep Avenue (APN: 125-20-210-056), U (Undeveloped) Zone [ML-TC (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as one of the agents in his office owns property in the notice area and QUINN and NIGRO excused.

This is Final Action.

MINUTES:

COMMISSIONER GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, explained that the applicant has asked for a reduction in the side yard setback in order to move the house closer to the side property line. This will allow extra room for access into the garage area of the adjacent lot. Staff had no problems with the request and recommended approval subject to conditions.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 60 – VAR-2496

MINUTES – Continued:

LORA DREJA, 2727 South Rainbow Boulevard, appeared on behalf of the applicant and concurred with staff's recommendations.

TODD FARLOW, 240 North 19th Street, voiced his opposition to the applicant's proposal.

There was no further discussion.

COMMISSIONER GALATI declared the Public Hearing closed.

(13:21 – 13:23)

4-2159

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance t the Conditions of Approval for Rezoning (Z-0063-01), Site Development Plan Review [Z-0063-01(1)] and all requirements as set forth by all City departments.
3. The corner side setback shall be a minimum of three (3) feet.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2501 - SAHARA BELCASTRO VENTURE, LIMITED - Request for a Variance TO ALLOW A FIFTY FOUR-FOOT SEVEN-INCH (54'7") FREESTANDING SIGN WHERE 40 FEET IS THE MAXIMUM HEIGHT PERMITTED at 7150 West Sahara Avenue (APN: 163-03-806-001), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial), Ward 1 (Moncrief).

IF APPROVED: C.C.: 8/20/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – DENIED – UNANIMOUS with QUINN and NIGRO excused

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, summarized this application. Based on photographs taken of the palm trees, it was determined that eventually the palm trees will grow taller than the sign and the applicant would once again request an increase in the height of the sign; therefore staff did not feel there was any justification to increase the height of the existing sign. MR. DICHTER stated that one solution for the applicant to consider would be to build a monument sign on the site that would be lower than the tree canopy and would be visible at all times.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 61 – VAR-2501

MINUTES – Continued:

DUANE NOBLES, 7150 West Sahara Avenue, appeared on behalf of the applicant. Referencing the Municipal Code, MR. NOBLES stated there are four subsections that provide adequate justification for the Variance.

TODD FARLOW, 240 North 19th Street, agreed with staff's recommendation for denial.

COMMISSIONERS McSWAIN and EVANS did not accept the applicant's justifications for raising the height of the existing sign. COMMISSIONER GOYNES, prior to making the motion, asked what needed to be done regarding the illegal banner erected between the palm trees. Staff committed to following up on the removal of the temporary banner.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(13:23 – 13:30)

4-2250

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2523 - ALBERT E. JOHNSON - Request for a Variance TO ALLOW A PROPOSED GARAGE ADDITION FOURTEEN FEET TWO INCHES (14'2") FROM THE FRONT PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED at 609 Frederick Avenue (APN: 139-22-314-017), R-1 (Single Family Residential) Zone, Ward 5 (Weekly).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

7

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with QUINN and NIGRO excused

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, stated that the applicant proposes to construct an addition and a three-car garage onto his property. Staff believes the applicant is overbuilding the site and would recommend the size of the three-car garage be reduced in order to meet the required 20-foot setback.

ALBERT JOHNSON, 609 Frederick Avenue, applicant, stated that he has twice revised the architectural plans to comply with the setback requirements. He declared that he would do whatever it takes to correct the situation and be able to build the garage.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 62 – VAR –2523

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, expressed concern that cars might extend out onto the sidewalks.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(13:30 – 13:35)

4-2570

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to the site plan as submitted.

Public Works

3. The distance from the face of the garage door to the back of sidewalk shall be a minimum distance of 18 feet to prevent a car in the driveway from encroaching into the vehicular or pedestrian travel corridor.
4. Remove all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this. Any new or modifications to existing driveways shall be per Standard Drawing #222.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2536 - DALE AND CONNIE HAYES - Request for a Variance TO ALLOW A PROPOSED CARPORT 12-FOOT FROM THE FRONT PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED at 5208 Lytton Avenue (APN:163-01-512-007), R-1 (Single Family Residential) Zone, Ward 1 (Moncrief).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petition of Support from three property owners

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with QUINN and NIGRO excused

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, explained that the applicant proposes to construct a carport and there appears to be no hardship since the garage on the site was converted into living area.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 63 – VAR-2536

MINUTES – Continued:

DARCY HAYES, 8508 Copper Falls Avenue, appeared on behalf of the applicants. She also disclosed that she is a Liaison for COUNCILMAN LARRY BROWN and has neither spoken to him or any of the Planning Commissioners regarding this application. She stated that the applicants circulated a petition and received support from the neighbors that would be impacted by their proposal.

TODD FARLOW, 240 North 19th Street, asked that there be no tandem parking to ensure vehicles do not overlap onto the sidewalk. CHAIRMAN TRUESDELL asked whether MS. HAYES understood the no tandem parking recommendation. She stated that would not be a problem.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:23 – 10:28)

2-2369

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to the site plan as submitted.
3. All necessary permits shall be obtained from the Building and Safety Department prior to start of construction.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2538 - SHOW MEDIA ON BEHALF OF VALLEY BANK CORPORATION -
Request for a Variance TO ALLOW A 50-FOOT TALL, 14 FOOT BY 48 FOOT OFF-PREMISE
ADVERTISING (BILLBOARD) SIGN WHERE 40 FEET IS THE MAXIMUM HEIGHT
PERMITTED at 3500 West Sahara Avenue (APN: 162-05-402-007), C-1 (Limited Commercial)
Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 8/20/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

03

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – DENIED – UNANIMOUS with QUINN and NIGRO excused

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, remarked that the applicant is asking for a variance to increase the height of a proposed off-premise advertising billboard sign. Referencing a billboard location map, MR. DICHTER stated that there is one additional billboard located in the same area that was denied by the Planning Commission but went on to the City Council and was subsequently

approved. Staff's recommendation for denial is based on over-saturation of billboards in this locality and the fact that the sign will overhang existing parking spaces.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 64 – VAR-2538

MINUTES – Continued:

ATTORNEY CHRIS YERGENSEN, 4680 South Polaris Avenue, appeared on behalf of the applicant and stated that he is aware of the existing billboards but felt the location is appropriate for billboards because it is a highly commercialized area.

TODD FARLOW, 240 North 19th Street, disapproved of the proposed billboard sign.

COMMISSIONER McSWAIN added that because of the excessive amount of existing signs, she felt that it just added to the already cluttered appearance of the area. She indicated she would not support the application. Agreeing, CHAIRMAN TRUESDELL perceived this as a self-imposed hardship.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 64 [VAR-2538] and Item 65 [SUP-2537] was held under Item 64 [VAR-2538].

(13:35 – 13:40)

4-2831

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2537 - SHOW MEDIA ON BEHALF OF VALLEY BANK CORPORATION - Request for a Special Use Permit FOR A PROPOSED 50-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3500 West Sahara Avenue (APN: 162-05-402-007), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 8/20/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – DENIED – UNANIMOUS with QUINN and NIGRO excused

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 64 [VAR-2538] and Item 65 [SUP-2537] was held under Item 64 [VAR-2538].

(13:35 – 13:40)

4-2831

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2588 - GREEN HARRINGTON & HOWELL, LIMITED LIABILITY COMPANY ON BEHALF OF SHERRY SOBEL HARRIS - Request for a Variance TO ALLOW 39 PARKING SPACES WHERE 57 PARKING SPACES ARE REQUIRED FOR A PROPOSED 9,955 SQUARE FOOT FAMILY DOLLAR RETAIL STORE adjacent to the west side of Martin L. King Boulevard, approximately 400 feet south of Washington Avenue (APN: 139-28-304-002), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 8/28/2003 Planning Commission meeting – UNANIMOUS with QUINN and NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that the applicant has submitted a letter requesting this application be held in abeyance to the 8/28/2003 Planning Commission meeting.

The applicant was not present.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 66 – VAR-2588

MINUTES – Continued:

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 66 [VAR-2588] and Item 67 [SDR-2587] was held under Item 66 [VAR-2588].

(6:41 – 6:43)

1-205

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2587 - GREEN HARRINGTON & HOWELL, LIMITED LIABILITY COMPANY ON BEHALF OF SHERRY SOBEL HARRIS - Request for a Site Development Plan Review FOR A PROPOSED 9,955 SQUARE FOOT FAMILY DOLLAR RETAIL STORE AND A REDUCTION IN THE AMOUNT OF PERIMETER AND PARKING LOT LANDSCAPING on 0.99 acres adjacent to the west side of Martin L. King Boulevard, approximately 400 feet south of Washington Avenue (APN: 139-28-304-002), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 8/28/2003 Planning Commission meeting – UNANIMOUS with QUINN and NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

The applicant was not present.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 67 – SDR-2587

MINUTES – Continued:

NOTE: All discussion for Item 66 [VAR-2588] and Item 67 [SDR-2587] was held under Item 66 [VAR-2588].

(6:41 – 6:43)

1-205

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2541 - ERNEST A. BECKER, IV AND KATHLEEN C. BECKER FAMILY TRUST -
Request for a Special Use Permit FOR ALCOHOLIC BEVERAGE SALES/LIQUOR STORE IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE (WITH FUEL PUMPS) adjacent to the southeast corner of the North El Capitan Way alignment, proposed North Durango Drive, and West Centennial Parkway (APN: 125-29-501-001), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 8/20/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the August 28, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE TO 8/28/2003 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as her firm is doing work for the BECKERS and QUINN and NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant submitted a letter requesting this application be held in abeyance to the 8/28/2003 Planning Commission meeting.

ERNIE BECKER, 50 South Jones Boulevard, the applicant, stated that he planned to redesign the site and at the same time meet with the adjacent neighbors.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 68 – SUP-2541

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 68 [SUP-2541], Item 69 [DUP-2543], Item 70 [SUP-2544], Item 71 [SUP-2545], and Item 72 [SDR-2540] was held under Item 68 [SUP-2541].

(6:43 – 6:45)

1-237

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2543 - ERNEST A. BECKER, IV AND KATHLEEN C. BECKER FAMILY TRUST -
Request for a Special Use Permit FOR AN AUTOMATIC CAR WASH IN CONJUNCTION
WITH A PROPOSED CONVENIENCE STORE (WITH FUEL PUMPS) adjacent to the southeast
corner of the North El Capitan Way alignment, proposed North Durango Drive, and West Centennial
Parkway (APN: 125-29-501-001), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 8/20/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the August 28, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE TO 8/28/2003 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as her firm is doing work for the BECKERS and QUINN and NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 69 – SUP-2543

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 68 [SUP-2541], Item 69 [DUP-2543], Item 70 [SUP-2544], Item 71 [SUP-2545], and Item 72 [SDR-2540] was held under Item 68 [SUP-2541].

(6:43 – 6:45)

1-237

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2544 - ERNEST A. BECKER, IV AND KATHLEEN C. BECKER FAMILY TRUST -
Request for a Special Use Permit FOR GAMING (RESTRICTED) AND A WAIVER OF THE 330-FOOT DISTANCE SEPARATION FROM SINGLE FAMILY DETACHED DWELLINGS IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE (WITH FUEL PUMPS) adjacent to the southeast corner of the North El Capitan Way alignment, proposed North Durango Drive, and West Centennial Parkway (APN: 125-29-501-001), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 8/20/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the August 28, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE TO 8/28/2003 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as her firm is doing work for the BECKERS and QUINN and NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 70 – SUP-2544

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 68 [SUP-2541], Item 69 [DUP-2543], Item 70 [SUP-2544], Item 71 [SUP-2545], and Item 72 [SDR-2540] was held under Item 68 [SUP-2541].

(6:43 – 6:45)

1-237

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2545 - ERNEST A. BECKER, IV AND KATHLEEN C. BECKER FAMILY TRUST -
Request for a Special Use Permit FOR A CONVENIENCE STORE (WITH FUEL PUMPS) AND
A WAIVER OF THE 330-FOOT DISTANCE SEPARATION FROM SINGLE FAMILY
DETACHED DWELLINGS on 1.76 acres adjacent to the southeast corner of the North El Capitan
Way alignment, proposed North Durango Drive, and West Centennial Parkway (APN: 125-29-501-
001), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 8/20/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the August 28, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE TO 8/28/2003 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as her firm is doing work for the BECKERS and QUINN and NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 71 – SUP-2545

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 68 [SUP-2541], Item 69 [DUP-2543], Item 70 [SUP-2544], Item 71 [SUP-2545], and Item 72 [SDR-2540] was held under Item 68 [SUP-2541].

(6:43 – 6:45)

1-237

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2540 - ERNEST A. BECKER IV AND KATHLEEN C. BECKER FAMILY TRUST -

Request for a Site Development Plan Review FOR A PROPOSED CONVENIENCE STORE (WITH FUEL PUMPS) AND CAR WASH; A WAIVER OF THE REQUIREMENT FOR THE BUILDING TO BE LOCATED DIRECTLY ADJACENT TO THE FRONT LANDSCAPE PLANTER AND TO ALLOW A REDUCTION IN THE AMOUNT OF PERIMETER LANDSCAPING on 1.76 acres adjacent to the southeast corner of the North El Capitan Way alignment, proposed North Durango Drive, and West Centennial Parkway (APN: 125-29-501-001), T-C (Town Center) Zone, Ward 6 (Mack)

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the August 28, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE TO 8/28/2003 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as her firm is doing work for the BECKERS and QUINN and NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 72 – SDR-2540

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 68 [SUP-2541], Item 69 [DUP-2543], Item 70 [SUP-2544], Item 71 [SUP-2545], and Item 72 [SDR-2540] was held under Item 68 [SUP-2541].

(6:43 – 6:45)

1-237

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2557 - ZAREMBA GROUP, LIMITED LIABILITY COMPANY ON BEHALF OF FOSTER-DAY, INC. - Request for a Special Use Permit FOR AN AUTO PAINT & BODY REPAIR SHOP adjacent to the west side of Rancho Drive, approximately 825 feet north of West Cheyenne Avenue (APN: 138-12-801-007), C-2 (General Commercial) Zone, Ward 6 (Mack)

IF APPROVED: C.C.: 8/20/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, stated that the area in which the planned Auto Paint and Body Repair Shop is proposed is zoned C-2 and is a commercialized area along the Rancho Corridor and the use is appropriate. He noted that the applicant meets all the conditions for the special use permit. In regards to the Site Development Plan Review, MR. DICHTER explained that a FEMA Flood Zone exists at the front of the lot; additionally, there is a 70-foot wide drainage easement at the rear of the property. MR. DICHTER also stated that staff added several conditions to enhance

the appearance of the property and to provide adequate buffering between the proposed project and the neighboring residential area.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 73 – SUP-2557

MINUTES – Continued:

MATT CASEY, 14700 Detroit Avenue, Cleveland, Ohio, appeared on behalf of the applicant and concurred with all but two staff conditions. He stated that he had worked with the Public Works staff and they were able to agree on a condition that called for providing an emergency access gate to the rear of the property. With regard to Condition 8, MR. CASEY remarked that the applicant will work with the Planning Department staff enhance the architectural elevations facing Rancho on the east side.

TODD FARLOW 240 North 19th Street, commented that the Ranch Corridor is beginning to look like Boulder Highway with all the vehicle related uses.

COMMISSIONER GALATI felt the applicant had made great strides in improving the appearance of the building elevations. He felt this project would be successful. COMMISSIONER GOYNES remarked that the site should have an attractive appearance with proper landscaping..

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 73 [SUP-2557] and Item 74 [SDR-2558] was held under Item 73 [SUP-2557].

(13:44 – 13:54)

4-3342/5-1

CONDITIONS:

Planning and Development

1. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.
2. All disabled or wrecked vehicles shall be stored in an area, which is screened from view from the surrounding properties and adjoining streets.
3. Openings in service bays shall not face public right-of-way and shall be designed to minimize visual intrusion into adjoining properties.
4. All repair work shall be performed within an enclosed building.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 73 – SUP-2557

CONDITIONS – Continued:

5. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-2558).
6. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
7. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2558 - ZAREMBA GROUP, LIMITED LIABILITY COMPANY ON BEHALF OF FOSTER-DAY, INC. - Request for a Site Development Plan Review FOR A 11,598 SQUARE FOOT AUTO PAINT & BODY REPAIR SHOP, AND TO ALLOW A REDUCTION IN THE WIDTH OF THE PERIMETER LANDSCAPE PLANTER ALONG RANCHO DRIVE FROM A REQUIRED 15 FEET WIDE PLANTER TO 10 FEET on 2.06 acres adjacent to the west side of Rancho Drive, approximately 825 feet north of West Cheyenne Avenue (APN: 138-12-801-007), C-2 (General Commercial) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 8/20/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions and Amending the following conditions:

8. *The applicant shall work with the Planning and Development Department to develop revised elevations that provide additional façade articulation prior to the City Council meeting.*

18. Deletion of the last sentence pertaining to dedication of an appropriate radius

And adding the following condition:

- *Provide an emergency access only gate to the unnamed public alley south of this site and appropriate emergency access easements prior to the issuance of any permits.*

– UNANIMOUS with QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 74 – SDR-2558

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 73 [SUP-2557] and Item 74 [SDR-2558] was held under Item 73 [SUP-2557].

(13:44 – 13:54)

4-3342/5-1

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval of and conformance to the conditions of approval for Special Use Permit (SUP-2557) by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The landscape plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within the planter area outside of the Right-of-Way along Rancho Drive. Within the Right-of-Way, shrubs, accent bushes, and groundcover will be required per Title 19.12 and as agreeable by the Department of Public Works due to the location of a FEMA flood zone.
5. Revise the landscape planter along the western side of the property (rear property line) to depict a 15-foot minimum planter width with appropriate groundcover and 24-inch box trees spaced a maximum of 20-foot on center.
6. Revise the planter size in the rear parking lot island between the building and rear property line to depict a minimum 5-foot wide planter with tree spacing and groundcover in accordance with Title 19.12.040.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 74 – SDR-2558

CONDITIONS – Continued:

7. Revise the landscaping plan to depict four 24-inch box trees evenly spaced in the planter adjacent to the eastern elevation of the building.
8. The elevations shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to depict decorative ‘pop-out’ columns, spaced alternately between the 24-inch box trees within the planter adjacent to the east elevation.
9. Trash enclosures shall have solid metal gates, a roof, and match the color and building finish of the main structure as required by Title 19.08.45.
10. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
11. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets and neighboring properties.
13. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
15. Any proposed property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. Wrought iron fencing may also satisfy this condition.

16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 74 – SDR-2558

CONDITIONS – Continued:

17. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

18. Dedicate that portion of right-of-way adjacent to Assessor's Parcel Number #138-12-801-006 necessary to complete a knuckle for the intersection of Maxine Place and Arlene Way prior to the issuance of any permits. Also, dedicate an appropriate radius for a circular turnaround acceptable to the Department of Public Works for the terminus of the public alley located behind this site north of Gwen Place prior to the issuance of any permits.
19. Construct all incomplete half-street improvements on Rancho Drive, the knuckle at the intersection of Maxine Place and Arlene Way and the alley terminus adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
20. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
21. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Alternatively, in lieu of a Traffic Impact

Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 74 – SDR-2558

CONDITIONS – Continued:

Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

22. Landscape and maintain all unimproved right-of-way, if any, on Rancho Drive adjacent to this site.
23. Submit an application for an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.
24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer. This site is located in a FEMA Zone A Flood Zone.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2021 - WAI CHUN GINN - Request for a Special Use Permit FOR A PROPOSED SERVICE STATION AND A WAIVER TO ALLOW EXISTING PUMP ISLANDS CLOSER THAN 20-FEET TO A RIGHT-OF-WAY LINE AND TO ALLOW THE EXISTING CANOPY STRUCTURE CLOSER THAN 10-FEET TO A RIGHT-OF-WAY LINE at 1451 West Owens Avenue, (APN: 139-28-501-001), C-2 (General Commercial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 8/20/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS with QUINN and NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that the applicant submitted a letter requesting this application be withdrawn without prejudice.

The applicant was not present.

AUGUSTA GARY, 1421 Northam Street, appeared in opposition to this project. She has patronized the existing service station and noticed that many undesirable individuals frequent the station. She stated that she lives in a very good community and would like it to stay that way.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 75 – SUP-2021

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:45 – 6:48)

1-273

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2500 - ORION OUTDOOR MEDIA ON BEHALF OF DENNIS GOMEZ - Request for a Special Use Permit FOR A 40 FOOT TALL, 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2664 Highland Drive (APN: 162-09-110-027), M (Industrial) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 8/20/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Packet of photographs illustrating the existing billboards at the subject location

MOTION:

McSWAIN – DENIED – UNANIMOUS with TRUESDELL abstaining as his firm does consulting work for Creel Printing Company and QUINN and NIGRO excused.

This is Final Action.

MINUTES:

COMMISSIONER GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that this application meets all standards of the Code.

VICKY TROY, 528 Gold Hill Road, appeared on behalf of the applicant and concurred with all conditions.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 76 – SUP-2500

MINUTES – Continued:

ATTORNEY SCOTT EATON, 300 South 4th Street, appeared on behalf of Creel Printing and opposed this application. Submitting a series of photographs for the Commission's perusal, ATTORNEY EATON pointed out the location of the proposed billboard and a number of similar signs and billboards that currently clutter the corner. Noting that there are no billboards along this particular stretch of Highland Avenue, ATTORNEY EATON surmised that to be appropriate as this is not a major thoroughfare. He remarked that this particular application is being driven by a nearby adult use that would like to attract additional customers.

In the absence of MR. CREEL, owner of Creel Printing, ATTORNEY EATON read a brief statement stating his objections to the proposed billboard and the adverse effects it would have on his customers, employees, and families of employees. MR. CREEL wrote that the landscaping is maintained and graffiti problems are dealt with as they occur at his company's expense.

TODD FARLOW, 240 North 19th Street, concurred with the previous statements.

COMMISSIONER McSWAIN recalled when MR. CREEL came forward last year to oppose a similar billboard. She stated that sections within this industrial area are run down with the exception of this particular strip which is well kept and clean.

There was no further discussion.

COMMISSIONER GALATI declared the Public Hearing closed.

(13:54 – 14:01)

5-170

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2530 - CCS GUNSMITHING ON BEHALF OF RAINBOW SAHARA CENTER #2 -

Request for a Special Use Permit FOR A SECONDHAND DEALER IN CONJUNCTION WITH A RETAIL GUN STORE at 2216 South Rainbow Boulevard (APN: 163-02-415-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 8/20/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, announced that this is a long-standing business that meets all of the base conditions. The applicant's request is an allowable use under his current business license.

CHRIS and SANDRA SIEFELD, 2216 South Rainbow Boulevard, agreed to all of staff's recommendations. MR. SIEFELD advised that the store's business hours would be from 10:30 a.m. to 7:00 p.m.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 77 – SUP-2530

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(14:01 – 14:04)

5-407

CONDITIONS:

Planning and Development

1. If this Special Use Permit is not exercised within one year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted by the City Council.
2. No outdoor display, sales or storage of any merchandise is permitted.
3. The use shall comply with the applicable requirements of Title 6 (Business Taxes, Licenses and Regulations) of the Las Vegas Municipal Code.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Activities performed on-site as part of the business operation shall be limited to retail sales of new and used firearms, retail sales of sporting goods, and repairs and minor customization of firearms.
6. The applicant shall not engage in the fabrication, light manufacturing, and/or heavy manufacturing of firearms.

Public Works

7. Meet with the Industrial Waste Section of the Department of Public Works to obtain proper permitting for this business prior to the issuance of a business license.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2566 - FRANCISCO BEJAR NERI - Request for a Special Use Permit FOR AN EXISTING GUEST HOUSE/CASITA, A WAIVER TO ALLOW TWO ROOMS WHERE ONE ROOM IS PERMITTED, TO ALLOW A 7-FOOT SETBACK FROM THE MAIN DWELLING WHERE 10-FOOT IS THE MINIMUM REQUIRED, AND TO ALLOW A 3-FOOT SIDE YARD SETBACK WHERE 5 FEET IS THE MINIMUM REQUIRED at 1608 Becke Circle (APN: 162-02-218-001), R-1 (Single Family Residential) Zone, Ward 3 (Reese).

IF APPROVED: C.C.: 8/20/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

CHAIRMAN TRUESDELL – NO RECOMMENDATION – Motion for Approval subject to conditions with an additional condition failed with GOYNES and TRUESDELL voting No, EVANS abstaining as he owns property within the notification radius, and QUINN and NIGRO excused and the item going forward to the City Council with no recommendation.

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant proposed to keep an existing casita. Not conforming to the base conditions of the Code, in this case only one room is allowed where currently there are two rooms, the applicant must obtain a Special Use Permit.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 78 – SUP-2566

MINUTES – Continued:

FRANCISCO NERI, 1608 Becke Circle, the applicant, confirmed that he met with his neighbors and obtained signatures in support of this project.

TODD FARLOW, 240 North 19th Street, pointed out that casitas cannot be rented if they are in an R-1 zone.

MICHAEL HOLLOWAY, 1505 Becke Circle, opposed this application and maintained that he was never notified of this public hearing. His main concern dealt with the potential for multiple family members to reside in the casita. MR. NERI replied that the casita would be used mainly by he and his wife.

CHAIRMAN TRUESDELL questioned the applicant about the intended use of the casita. MR. NERI answered that he would like to be able to accommodate family members when they visit. He stated that in the fifteen months that he has resided there, he has never used the casita, but has spent all of his time refurbishing it. COMMISSIONER GALATI recommended a one-year review be conditioned.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(14:04 – 14:11)

5-499

CONDITIONS:

Planning and Development

1. The applicant must obtain all necessary permits, including all building permits and inspections as required by the Department of Building and Safety, prior to occupancy.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. The Guest House/Casita shall conform to the submitted site plan and floor plan and all conditions of Title 19.04.040 with the exception of conditions 1c. and 4.
4. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

5. Meet with the Traffic Engineering Representative in Land Development to determine if the project lies within the Site Visibility Restriction Zone (S.V.R.Z.). If necessary, an S.V.R.Z. shall be created and maintained per current City of Las Vegas standards.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2571 - KONA GRILL, INC. ON BEHALF OF SHOPS AT BOCA PARK - PHASE II, LIMITED LIABILITY COMPANY - Request for a Special Use Permit for a SUPPER CLUB (KONA GRILL) at 750 South Rampart Boulevard, Suite #3 (a portion of APN: 138-32-312-005), PD (Planned Development) Zone, Ward 2 (McDonald)

IF APPROVED: C.C.: 8/20/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as his firm has business dealings with the Triple 5 Company and QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

COMMISSIONER GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that this application meets the standards of the Code and staff recommends approval.

RAMI ATOUT, 2229 Maple Rose Drive, represented the applicant and concurred with staff recommendations.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 79 – SUP-2571

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(14:11 – 14:15)

5-837

CONDITIONS:

Planning and Development

1. If this Special Use Permit is not exercised within two years of this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
2. Conformance to all Minimum Requirements under Title 19.04.050 for a Supper Club use.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. The business shall conform to the provisions of Chapter 6.50 of the City of Las Vegas Municipal Code.
5. The Supper Club use shall conform to the definition as listed in Title 19.20.020.
6. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2585 - GREEN HARRINGTON & HOWELL, LIMITED LIABILITY COMPANY ON BEHALF OF WELLS FARGO BANK - Request for a Site Development Plan Review FOR A PROPOSED 9,968 SQUARE FOOT RETAIL BUILDING (FAMILY DOLLAR); AND A REDUCTION IN THE AMOUNT OF PERIMETER AND PARKING LOT LANDSCAPING on 1.09 acres adjacent to the north side of Charleston Boulevard, approximately 300 feet west of Mohawk Street (APN: 138-36-408-010), R-1 (Single Family Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (Moncrief).

IF APPROVED: C.C.: 8/20/03

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE TO 8/28/2003 Planning Commission meeting – UNANIMOUS with QUINN and NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that staff has a letter on file from the applicant requesting this application be held to the 8/28/2003 Planning Commission meeting. MR. CLAPSADDLE stated that he spoke to the applicant who was unable to attend due to an out-of-town commitment.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 80 – SDR-2585

MINUTES – Continued:

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:48 – 6:49)

1-459

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2563 - FIRST AMERICAN EQUITIES ON BEHALF OF CIMARRON FRONTAGE, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 5,400 SQUARE FOOT RETAIL BUILDING (AUTO ZONE) on 2.46 acres adjacent to the northeast corner of Sky Pointe Drive and North Cimarron Road (APN: 125-21-313-001), T-C (Town Center) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – Motion carried with GALATI not voting and QUINN and NIGRO excused

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that the proposed project meets the standards of Town Center relating to setbacks, parking and sign plan approval.

HAROLD FOSTER, 3230 Polaris Avenue, appeared on behalf of the applicant and agreed with all of the conditions. He asked for clarification of Condition 5 relating to the screen wall and asked that his client be able to post a bond instead and delete that condition.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 81 – SDR-2563

MINUTES – Continued:

MR. CLAPSADDLE explained the Town Center requirements relative to low-profile screen walls. He did not feel it would be appropriate for staff to accept a bond in lieu of constructing the wall, but had no objection to the applicant's preference not to construct the wall.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(14:15 – 14:20)

5-879

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance- ith the site plan and building elevations, except as amended by conditions herein.
3. Signage shall be reviewed and approved by the Centennial Hills Architectural Review Committee – Town Center (CHARC-TC) prior to the issuance of any sign permit.
4. The trash enclosure shall conform to the requirements of Title 19.08.45.
5. A screen wall, constructed in conformance with Town Center requirements, shall be provided along the north property line for the length of the parking lot, in order to screen the lot from the abutting property.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 81 – SDR-2563

CONDITIONS – Continued:

8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wall pack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. All lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. If not already constructed by the master developer, construct the full width of the entrance drive concurrent with development of this site.
14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
15. If not already constructed by the master developer, provide a drivable access for the existing sewer easement along the north edge of this site concurrent with development of this site.
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
17. Landscape and maintain all unimproved right-of-way on Sky Pointe Drive adjacent to this site.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 81 – SDR-2563

CONDITIONS – Continued:

18. Submit an Encroachment Agreement for all landscaping and private improvements located in the Sky Pointe Drive public right-of-way adjacent to this site prior to occupancy of this site.
19. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2590 - RAINBOW PROFESSIONAL OFFICE DEVELOPMENT, LIMITED LIABILITY COMPANY ON BEHALF OF MARY ANN GILES - Request for a Site Development Plan Review FOR A PROPOSED FOUR BUILDING, 20,118 SQUARE FOOT OFFICE PARK DEVELOPMENT on 2.50 acres adjacent to the northeast corner of North Campbell Road and West Cheyenne Avenue (APN: 138-08-401-010), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking), Ward 4 (Brown).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with QUINN and NIGRO excused

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, briefly described the proposed project. He stated that it meets the Residential Adjacency Standards and has the adequate landscaping and parking. Staff recommends approval.

EVAN VAUSE, 1325 Cadence, represented the applicant and concurred with staff's recommendations. He asked for clarification of Conditions 15 and 16. DAVID GUERRA, Public Works Department, stated that property over two acres must comply with these regional requirements.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 82 – SDR-2590

MINUTES – Continued:

ALAN SMITH, 9108 Dolente Avenue, lives within the notification area and opposed the project based on the elevation and the likelihood that it will obstruct the view of the mountains. Residents strongly believe that the height of any commercial structure will be a great imposition on their privacy and quality of life. To resolve this issue, he recommended the Commission restrict the building height, setbacks and night lighting.

COMMISSIONER GALATI stated that any structure constructed on this site would be at least 20 feet tall. COMMISSIONER EVANS asked whether the applicant would commit to meeting with the neighbors in order to minimize their concerns. MR. VAUSE agreed to follow through.

MR. VAUSE finalized by stating that his clients are two dentists and their office hours will be Monday through Friday from 8:00 a.m. to 5:00 p.m.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(14:20 – 14:32)

5-1051

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters and the inclusion of four additional 24-inch box trees within parking lot landscape planters depicted on the landscape plan.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 82 – SDR-2590

CONDITIONS – Continued:

5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Dedicate 50 feet of right-of-way adjacent to this site for Cheyenne Avenue, 30 feet for Campbell Road and a 25 foot radius on the northeast corner of Cheyenne Avenue and Campbell Road prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 82 – SDR-2590

CONDITIONS – Continued:

13. Construct all incomplete half-street improvements on Cheyenne Avenue and Campbell Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 82 – SDR-2590

CONDITIONS – Continued:

16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

MSP-2519 - YWS ARCHITECTS ON BEHALF OF SILVER STATE FORD - Request for a Master Sign Plan FOR GAUDIN'S JAGUAR, PORSCHE, AND ASTON MARTIN OF LAS VEGAS at 7200 West Sahara Avenue (APN:163-03-805-002), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial), Ward 1 (Moncrief).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE TO 8/14/2003 Planning Commission meeting – UNANIMOUS with QUINN and NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

The applicant was not present.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(14:32 – 14:33)

5-1460

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

MSP-2562 - COURTESY MITSUBISHI ON BEHALF OF JOSEPH SCALA - Request for a Master Sign Plan FOR AN EXISTING AUTO DEALERSHIP (COURTESY MITSUBISHI) at 6900 West Sahara Avenue (APN: 163-03-806-006 and 163-03-806-009), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions and Amending Condition 2 as follows:

2. The existing 36 foot freestanding sign on Rainbow Boulevard shall be removed within 60 days of *permit issuance for a new freestanding sign on this site.*

And deleting Condition 9

- UNANIMOUS with TRUESDELL abstaining because of a business relationship with DARRYL SHOCK of Vision Sign, Inc. and QUINN and NIGRO excused.

To be heard by the City Council on 8/20/2003

MINUTES:

COMMISSIONER GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, explained that the applicant has presented a new Master Sign Plan that will replace existing wall signs and freestanding signs that will represent the new dealership. The wall signs meet all the requirements of Title 19.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 84 – MSP-2562

MINUTES – Continued:

DARRYL SHOCK, 3625 South Polaris Avenue, represented this application and concurred with staff's recommendations. Regarding MR. SHOCK'S inquiries regarding placement of the new signs and the deeding back of land, MR. DICHTER stated that as long as the proper documents are presented, staff would be willing to agree to the request. COMMISSIONER GALATI remarked that the illegal signs and banners on the property should be removed. MR. SHOCK noted that the Suzuki signs were removed.

No one appeared in opposition.

There was no further discussion.

COMMISSIONER GALATI declared the Public Hearing closed.

(14:33 – 14:41)

5-1512

CONDITIONS:

Planning and Development

1. All signage shall have proper permits obtained through the Building and Safety Department.
2. The existing 36 foot freestanding sign on Rainbow Boulevard shall be removed within 60 days of final approval of this Master Sign Plan.
3. The freestanding signs shall be setback a minimum of five feet from all property lines.
4. Conformance to the sign and building elevations as submitted, except as amended by conditions herein.
5. Address numbers shall be provided as required by the Planning and Development Department.
6. Signs shall not be located within existing or proposed public rights-of-way, public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.
7. The electronic message unit may not change copy/text more frequently than once each six seconds.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 84 – MSP-2562

CONDITIOINS – Continued:

Public Works

8. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-39-94, and all other subsequent site-related actions.
9. Signs shall not be located within existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

MSP-2564 - COURTESY MAZDA ON BEHALF OF JOSEPH SCALA - Request for a Master Sign Plan FOR AN EXISTING AUTO DEALERSHIP (COURTESY MAZDA) at 5800 West Sahara Avenue (APN:163-01-402-010 and 011), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because of a business relationship with DARRYL SHOCK of Vision Sign, Inc. and QUINN and NIGRO excused.

To be heard by the City Council on 8/20/2003

MINUTES:

COMMISSIONER GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, explained that this request is similar to the previously heard application.

DARRYL SHOCK, 3625 South Polaris Avenue, appeared on behalf of the applicant and agreed to staff recommendations.

COMMISSIONER GALATI restated his comments that all illegal signs and banners be removed from the property.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 85 – MSP-2564

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

COMMISSIONER GALATI declared the Public Hearing closed.

(14:41 – 14:44)

5-1832

CONDITIONS:

Planning and Development

1. All signage shall have proper permits obtained through the Building and Safety Department.
2. Conformance to the sign and building elevations as submitted, except as amended by conditions herein.
3. Address numbers shall be provided as required by the Planning and Development Department.
4. No temporary signage shall be allowed on the site without the approval of a Temporary Sign Permit from the Planning and Development Department.
5. The freestanding signs shall be setback a minimum of five feet from all property lines.
6. The electronic message unit may not change copy/text more frequently than once each six seconds.
7. No additional monument/freestanding signs are permitted on this property.
8. Any future redesign of the existing freestanding signs shall include consistency in the materials, proportions and colors of all the signs to provide a unified appearance for all of the signage.

Public Works

9. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-12-89, and all other subsequent site-related actions.
10. Signs shall not be located within existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

MSP-2565 - VISION SIGN, INC. ON BEHALF OF D 2801 WESTWOOD, INC. - Request for a Master Sign Plan FOR AN APPROVED SEXUALLY ORIENTED BUSINESS (TREASURES GENTLEMENS CLUB) adjacent to the northwest corner of Westwood Drive and Red Oak Avenue (APN: 162-08-604-001 and 162-09-102-004), M (Industrial) Zone, Ward 1 (Moncrief).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Packet of photographs illustrating the existing billboards at the subject location

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because of a business a relationship with DARRYL SHOCK of Vision Sign, Inc. and QUINN and NIGRO excused.

To be heard by the City Council on 8/20/200

MINUTES:

COMMISSIONER GALATI declared the Public Hearing open.

EDDIE DICHTER, Planning and Development Department, explained that the applicant proposes to erect 28-foot tall freestanding sign and wall signs, all of which are in compliance with Title 19 requirements.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 86 – MSP-2565

MINUTES – Continued:

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with staff conditions.

ATTORNEY SCOTT EATON, 300 South 4th Street, appeared on behalf of Creel Printing. He submitted for the record photographs of the adult-oriented business. He asked that the Commission ensure that the sign is as conservative as possible and that the applicant maintains the character of the neighborhood..

ATTORNEY LAZOVICH responded that without the sign, the business would be difficult to locate.

No one appeared in opposition.

There was no further discussion.

COMMISSIONER GALATI declared the Public Hearing closed.
(14:44 – 14:46)

5-1960

CONDITIONS:

Planning and Development

1. All signage shall have proper permits obtained through the Building and Safety Department.
2. The Freestanding Sign shall be limited to a maximum height of 28 feet and setback a minimum of five feet from all property lines.
3. The raceway lighting shall not flash.
4. No additional freestanding or monument signs will be permitted along Westwood Drive.
5. Additional wall signs will require an amendment to this Master Sign Plan.
6. Conformance to the sign and building elevations as submitted, except as amended by conditions herein.
7. No temporary signage shall be allowed on the site without the approval of a Temporary Sign Permit from the Planning and Development Department.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 86 – MSP-2565

MINUTES – Continued:

8. Address numbers shall be provided as required by the Planning and Development Department.

Public Works

9. Site development to comply with all applicable conditions of approval for the related rezoning for Zoning Reclassification Z-62-60, and all other subsequent site-related actions.
10. Signs shall not be located within existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2517 - ASTORIA @ TOWN CENTER SOUTH - ASTORIA HOMES - Request for a Tentative Map and a Waiver to the private drive termination requirements of the Subdivision Ordinance Title 18.12.130 FOR A 490-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 42.61 acres adjacent to the southeast corner of Fort Apache Road and Farm Road (APN: 125-17-301-001), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 8/20/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm is currently under contract with Astoria Homes and QUINN and NIGRO excused

To be heard by the City Council on 8/20/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

ATTORNEY MARK FIORENTINO, 3800 Howard Hughes Parkway, appeared on behalf of the applicant.

DAVID GUERRA, Public Works Department, stated that regarding the requested waiver, the applicant submitted a map that was reviewed by the City Engineer and Fire Services Department. Although not a routine request, staff determined this particular application could move forward inasmuch as the

applicant was agreeable to the conditions. MR. GUERRA stated that approval of this application should not constitute a precedent.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 87 – TMP-2517

MINUTES – Continued:

Referencing Condition 7, ATTORNEY FIORENTINO asked staff to clarify whether or not subsequent arrangements worked out with Fire Services with regard to sprinkling would not require the applicant to come back before the Planning Commission for a waiver. MR. CLAPSADDLE replied that this is strictly a Fire Services issue and additional language was added to the condition.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:55 – 6:56)

1-695

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-1769) and the Town Center Development Standards as applicable.
3. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate stepbacks or an acceptable alternative as approved by the Planning and Development and Public Works Department.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
7. All "eight-packs" fronting along private drives and "six-packs" that are back to back with no common access shall be sprinkled as required by the Department of Fire Services.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 87 – TMP-2517

CONDITIONS – Continued:

Public Works

8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 24, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

SDR-2505 - CENTENNIAL CROSSROADS PLAZA, LIMITED LIABILITY COMPANY -

Request for an Site Development Plan Review FOR A 9,414 SQUARE FOOT RETAIL PAD SITE IN CONJUNCTION WITH AN APPROVED COMMERCIAL DEVELOPMENT adjacent to the southwest corner of Buffalo Drive and John Herbert Boulevard (APN: 125-21-701-005), U (Undeveloped) Zone [SX-TC (Suburban Mixed Use - Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the August 14, 2003 Planning Commission meeting..

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE TO 8/14/2003 Planning Commission meeting – UNANIMOUS with QUINN and NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, advised that the applicant's letter requesting this item be held to the 8/14/2003 Planning Commission meeting is on file.

The applicant was not present.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF JULY 24, 2003
Planning and Development Department
Item 88 - SDR-2505

MINUTES – Continued:

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:49 – 6:50)

1-489



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JULY 24, 2003

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

None

MEETING ADJOURNED AT 2:49 A.M.

Respectfully submitted:

DIANA DAVIS, DEPUTY CITY CLERK

City of Las Vegas

DEENY ARAUJO, DEPUTY CITY CLERK